

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 1976, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips (Arrived 2:25 p.m.)  
Aldermen Bowers, Boyce, Cowie, Harcourt,  
Kennedy, Marzari (Arrived 3:00 p.m.)  
Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from the Basic Job Readiness Training Class at Douglas College, Richmond, under the direction of their teacher Mr. Jim Sutton and students from the English Language Class at Vancouver Community College under the direction of their instructor Miss Diane Jones.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

THAT the Minutes of the Regular Council meeting of February 10, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,  
SECONDED by Ald. Boyce,

THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair.

- CARRIED UNANIMOUSLY

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Kitsilano Area Planning Program -  
Point Grey Road Property Acquisition  
Program & Development Issues

The Deputy Mayor drew Council's attention to a communication from Mrs. Ruth Buzzard requesting to appear as a delegation this day in respect of the Point Grey Road Property Acquisition Program and Development Issues, the subject of which is contained in a report from the Planning and Development Committee dated February 17, 1976 and would be considered by Council later this day.

Council was advised that the Park Board and a number of people in the area in question are requesting that this matter be deferred pending the hearing of delegations at a later date.

cont'd....

Regular Council, February 24, 1976 . . . . . 2

Kitsilano Area Planning Program - Point  
Grey Road Property Acquisition Program  
and Development Issues (cont'd)

MOVED by Ald. Boyce,

THAT Clause 1 in the report of the Planning and Development Committee dated February 17, 1976, concerning Kitsilano Area Planning Program - Point Grey Road Property Acquisition Program and Development Issues, be deferred pending the hearing of delegations from the Park Board and area residents, and until a report is submitted with respect to a rear building line as referred to in the Committee's report;

FURTHER THAT an evening meeting of Council be arranged when the delegations and report is considered.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Economic Alternatives of  
Preserving Heritage Buildings

Council on February 3, 1976, agreed to hear delegations from the Anglican, Roman Catholic and United Churches on the matter of economic alternatives of preserving heritage buildings. Council also agreed to hear representation from the Vancouver Heritage Advisory Committee.

Mr. J. Jessiman, representing the Church groups, addressed Council and referred to a brief which had been circulated previously from the organizations. The points in the brief covered compensation for loss of property value, preservation and other economic costs. Mr. Jessiman requested Council review its Heritage By-law with a view to seeking appropriate amendments to the Vancouver Charter.

Mrs. Fleming and Prof. McLeod representing the Heritage Advisory Committee, both spoke and clarified the position and functions of the Committee and supported the Churches particularly with regards to financial concerns.

MOVED by Ald. Volrich,

THAT the submissions by the delegations made this day be received.

(Carried Unanimously)

MOVED by Ald. Kennedy in amendment,

THAT the following words be added to Alderman Volrich's motion:

"and that an advisory panel be set up to guide those owners of designated buildings on how assistance may be given on e.g. maintenance, transfer of development rights, CD-1, incentive zoning, reassessment, etc."

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED UNANIMOUSLY.

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During consideration of the foregoing, Mayor Phillips assumed the Chair.

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Regular Council, February 24, 1976 . . . . . 3

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Request to Convert to Self-Serve  
Mohawk Gas Station, 2120 Grandview  
Highway

Council on January 27, 1976, deferred consideration of a Manager's report (Building & Planning matters), dated January 23, 1976, regarding conversion of a gas station at 2120 Grandview Highway to self-serve, pending the hearing of a delegation.

Mr. D.H. Nicholson addressed the Council this day and filed a brief suggesting that Council convert this station to self-serve to improve sales and provide customers with lower priced gasoline. It was emphasized by Mr. Nicholson that although he leases his station from Mohawk Oil, he operates it independently and the request to convert is his own and not that of Mohawk Oil Company.

MOVED by Ald. Boyce,  
THAT the request of Mr. Nicholson to convert his station at 2120 Grandview Highway to a self-serve gasoline station be approved and the License By-law be amended accordingly.

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

No further action was taken with respect to this matter.

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During consideration of the foregoing, Alderman Marzari arrived at the meeting.

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D.P.A. No. 67969 - 3135 West Broadway  
Off-Street Parking Requirements

Council on January 27, 1976, deferred consideration of a Manager's report (Building & Planning matters), dated January 23, 1976, with respect to a Development Permit Application for off-street parking requirements at 3135 West Broadway, pending the hearing of delegations.

Mr. W.G. Nugent, Solicitor for El Matador Restaurant, the property involved, addressed Council and in a letter dated February 20, 1976, advised that further developments had taken place and parking space had been acquired at 3080 West Broadway.

In view of this additional information, it was

MOVED by Ald. Boyce,  
THAT this matter be referred back to the City Manager for review and report to Council.

- CARRIED UNANIMOUSLY

Abacus Realty Incorporated  
Method of Operation

Council on February 10, 1976, when considering a report of the Standing Committee on Community Services dated January 29, 1976, on the matter of Abacus Realty's method of operation, passed a motion which read in part as follows:

"That Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business."

cont'd....

Regular Council, February 24, 1976 . . . . . 4

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Abacus Realty Incorporated  
Method of Operation (cont'd)

Mr. Rivero addressed Council and filed a brief with respect to his rental agency suggesting that an amendment be made to the City License By-law to exclude Provincially Licensed and Bonded Real Estate Agents from requiring to be licensed as rental agencies.

The Council was not inclined to accede to the request of Mr. Rivero and it was

MOVED by Ald. Volrich,

THAT the submission by Abacus Realty Incorporated be received.

- CARRIED UNANIMOUSLY

Proposed 11-Storey Apartment  
Building at 555 East 5th Avenue

Council on January 27, 1976, heard representations and gave consideration to the matter of a proposed 11-storey apartment building at 555 East 5th Avenue. Subsequently, Council 'In Camera', on February 10, 1976, considered the matter further and gave further instructions to the Director of Planning in respect of the proposed building. A number of representations requested to speak on the matter today.

MOVED by Ald. Rankin,

THAT delegations as requested be heard on the matter of the proposed 11-storey apartment building at 555 East 5th Avenue.

- CARRIED

(Aldermen Bowers and Boyce opposed)

The following delegations were then heard:

- Mr. A. Worthington representing Citizens of Mount Pleasant, filed a brief proposing Council reconsider its decision of February 10, 1976.
- Ms. J. Bird, representing Fairview/Mount Pleasant Community Resources Board, referred to the noise factor and proposed the City exchange the property for a City-owned site at another location.
- Mr. Bruce Yorke, Committee of Progressive Electors (COPE), proposed that all financial aspects involved be made public. He supported the idea of an exchange of land and also suggested the City consider buying the land and applying for financial assistance from the Federal and Provincial Governments.
- Mr. Christopherson filed a brief which proposed freezing all construction for four months, obtaining financial assistance from the Federal Government and suggested an innovative urban design be drawn up to preserve the area.
- Mr. T. Hansen representing Vancouver N.D.P. opposed the construction of the project and urged Council to stop construction now and find ways and means of purchasing or exchanging the land in question.

MOVED by Ald. Rankin,

THAT a Committee be appointed by the Mayor comprising of two representatives of Council and the Director of Planning to carry out further discussions with the developer on the basis of the following:

- (a) redesign to a three-storey building
- (b) exchange of land or some other suitable arrangements;

cont'd....

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Proposed 11-Storey Apartment Building  
at 555 East 5th Avenue (cont'd)

FURTHER THAT it be understood the developer's legal and economic position is to be protected;

AND FURTHER THAT the matter be reported back within one month if possible to an open meeting of Council when the representatives of the community will be given an opportunity of appearing on the matter."

- CARRIED

(Alderman Bowers opposed)

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The Council recessed at approximately 4:10 p.m., and following an 'In Camera' meeting in the #3 Committee Room, reconvened in open meeting in the Council Chamber at approximately 5:00 p.m.

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COMMUNICATIONS OR PETITIONS

1. Truck Transportation  
in Vancouver

A letter from the Hon. Otto Lang, Minister of Transport under date of February 9, 1976, was noted responding to Council's request for a meeting with Federal and Provincial Government officials to discuss truck transportation within the City.

The Minister referred to a meeting previously convened by Western Transport Advisory Council and the Federal Department of Transport in January of this year and stated that because of this recent meeting on regional transportation issues and the current activity described, he considered it untimely to hold a meeting to discuss Vancouver's specific urban transportation problems.

MOVED by Ald. Volrich,

THAT this matter be referred to the Mayor to reiterate Council's request for a meeting with Federal and Provincial Government officials to discuss the truck transportation problems so that the City's views and concerns might be put forth.

- CARRIED UNANIMOUSLY

2. Arthur Laing Bridge -  
Proposed Joint Meeting

Under date of February 13, 1976, Mayor G.J. Blair of Richmond submitted a letter as follows:

The introduction of the Arthur Laing Bridge into the transportation system serving the Airport has been of vital concern to both this Municipality and yourselves.

Controversy over the facility has been debated without the involvement of direct dialogue between the political representatives of Vancouver and Richmond. To this end, the implications and feelings of each of the Councils have not been appreciated.

As a result of conversations with some of your Aldermen at a recent Transportation Committee meeting of the GVRD, I believe that it would be in our best interest if a meeting could be convened between our Councils, or Committee of those Councils.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Arthur Laing Bridge - Proposed  
Joint Meeting (cont'd)

I would therefore request that Council give consideration to such a meeting for the purpose of exploring and expressing the problems associated with traffic, especially the possibility of making available to residents of Richmond an alternate route to the Vancouver area via this facility.

MOVED by Ald. Harcourt,

THAT the letter from Mayor Blair be received and the matter be referred to the Standing Committee on Planning and Development;

FURTHER THAT the Corporation of Richmond send representatives of their Council to the Standing Committee to assist in discussions on the matter.

- CARRIED UNANIMOUSLY

3. Heritage Designation of  
166 West 10th Avenue

Under date of February 20, 1976, the Vancouver Heritage Advisory Committee submitted the following letter:

The Heritage Advisory Committee recommends that Council designate the Davis house at 166 West 10th Avenue as a heritage structure and that the Director of Legal Services be instructed to draw up the necessary by-law to so designate the building.

The house was built in either 1891 or 1892 but lack of building permits for the period makes it difficult to date precisely.

It is a fine example of a late Victorian wood frame home, very representative of the type and style of house built in great numbers in Strathcona, the West End and Mount Pleasant between 1887 and 1895. The interior woodwork is particularly representative of the 1890's period.

The owners, brothers John D. Davis and Geoff D. Davis, their parents, Mr. and Mrs. John R. Davis, and a friend, Elaine Bougie, using their own resources and doing most of the work themselves, have completely restored this house to its original early 1890's condition. They have been especially careful to retain or reproduce many of the original features, while at the same time providing themselves with a structurally sound home with modern services. This has involved such basic work as new foundations, plumbing, wiring, heating and new exterior siding.

The owners have been advised of the Heritage Advisory Committee's intention to recommend the building be designated and have submitted the attached letter dated 18th February 1976, in support of the designation.

Also attached, for the information of Council, is a photograph of the house.

(Letter and photograph referred  
to on file in City Clerk's Office)

MOVED by Ald. Cowie,

THAT the recommendation of the Vancouver Heritage Advisory Committee as contained in the foregoing letter be approved, and therefore, the Director of Legal Services be instructed to draw up the necessary By-law to designate the building at 166 West 10th Avenue.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Development - MAQ Holdings Ltd.  
879 East Hastings Street

In a letter dated February 20, 1976, Swinton & Company, Solicitors for MAQ Holdings Ltd., requested an opportunity to appear before Council with respect to the development at 879 East Hastings Street. Council on February 10, 1976, had not granted an extension of time to the Company to complete the development.

MOVED by Ald. Rankin,  
THAT the delegation request from Swinton & Company, on behalf of MAQ Holdings Ltd., be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
FEBRUARY 20, 1976

Works & Utility Matters  
(February 20, 1976)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Lease of Portions of Terminal Avenue East of Station Street being Portion of Parcels B & C, D.L. 2037
- Cl. 2: Closure of Lane North of 2nd Avenue from Trimble Street to Sasamat Street
- Cl. 3: Local Improvements - Reduction in Scope
- Cl. 4: Recycling Pilot Project
- Cl. 5: Refuse Collection from Strata Title Corporations and Co-operatives

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Volrich,  
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(February 20, 1976)

The Council considered this report which contains twelve clauses identified as follows:

- Cl. 1: Cedar Cottage N.I.P. Library Survey
- Cl. 2: Cedar Cottage N.I.P. Appropriation - Regulation Baseball Diamond on John Hendry Park
- Cl. 3: Lease to Kitsilano Area Child Care Society for Day Care
- Cl. 4: Ventilation Requirements - Pistol Range Public Safety Building
- Cl. 5: Pedestrian Bridge across Richards Street, South of Cordova Street
- Cl. 6: Deletion of Section 3(13) of the Zoning and Development By-law No. 3575
- Cl. 7: 995 West 7th Avenue - Development Permit Application to Construct Townhouses
- Cl. 8: N.I.P. Kitsilano Appropriation - Kitsilano Showboat
- Cl. 9: Public Information Meetings - Budget

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CITY MANAGER'S AND OTHER REPORTS (cont'd)Building & Planning Matters  
(February 20, 1976) (cont'd)

- Cl. 10: Merit Oil Company Ltd. Gasoline Stations -  
2403 Granville Street and 500 Kingsway
- Cl. 11: Retention of Additions to the Dwelling  
at 5808 Crown Street
- Cl. 12: Public Meeting on the Rezoning of the C.P.R.  
Right-of-Way, Kitsilano Point

The Council took action as follows:

Clauses 1 to 3 and 5 to 9

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in  
Clauses 1, 2, 3, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Ventilation Requirements - Pistol  
Range Public Safety Building (Clause 4)

MOVED by Ald. Bowers,

THAT the recommendation of the City Manager contained in this  
Clause be approved, on the understanding that there will be no  
further changes when renovations to the Building take place.

- CARRIED UNANIMOUSLY

Merit Oil Company Ltd. Gasoline Stations  
2403 Granville and 500 Kingsway (Clause 10)

MOVED by Ald. Volrich,

THAT consideration of this Clause be deferred pending the  
hearing of a delegation as requested by Merit Oil Company Ltd.

- CARRIED UNANIMOUSLY

Retention of Additions to Dwelling  
at 5808 Crown Street (Clause 11)

MOVED by Ald. Volrich,

THAT consideration of this Clause be deferred pending the  
hearing of a delegation as requested by Mr. G.B. Walker.

- CARRIED UNANIMOUSLY

Public Meeting on the Rezoning of the  
CPR Right-of-Way, Kitsilano Point  
(Clause 12)

MOVED by Ald. Bowers,

THAT the application to rezone the Kitsilano Point right-of-way  
from RT-2 to CD-1 be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(February 20, 1976)Kiosk Operation for the Community  
Arts Council of Vancouver (Clause 1)

MOVED by Ald. Kennedy,

THAT a token rental of the kiosk for the Community Arts Council  
be approved for a six-month trial period.

- CARRIED UNANIMOUSLY



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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(February 20, 1976)

The Council considered this report which contains five Clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Display of Canadian Cancer Society Flags
- Cl. 3: Greater Vancouver Convention and Visitors' Bureau - 1976 Grant Request
- Cl. 4: Renovations to City Hall
- Cl. 5: Body Rub Parlour By-law

The Council took action as follows:

Tender Awards  
(Clause 1)

MOVED by Ald. Bowers,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Display of Canadian Cancer  
Society Flags (Clause 2)

MOVED by Ald. Bowers,  
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT a grant be approved to the Canadian Cancer Society at an estimated cost of \$500.00 to cover the costs of installing and removing the flags.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Greater Vancouver Convention and  
Visitors' Bureau - 1976 Grant  
Request (Clause 3)

MOVED by Ald. Sweeney,  
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Renovations to City Hall  
(Clause 4)

MOVED by Ald. Marzari,  
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Body Rub Parlour By-law  
(Clause 5)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in this Clause be approved.

(Carried Unanimously)

MOVED by Ald. Bowers in amendment,  
THAT Clauses 4, 5, 6, 7 and 8 be deleted from the draft By-law.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Marzari, Rankin,  
Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED UNANIMOUSLY.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters  
(February 20, 1976)

The Council considered this report which contains seven  
Clauses identified as follows:

- Cl. 1: Lease of City-owned Land - 1500 Block West 3rd  
Avenue Under 4th Avenue Ramp to Granville  
Bridge
- Cl. 2: Minaki Lodge - Lease Arrangements and Cost  
Estimates
- Cl. 3: Demolitions
- Cl. 4: Acquisition of 2780 S.E. Marine Drive
- Cl. 5: Acquisition for Non-Market Housing - Kitsilano  
Area, 1850, 1852, 1856 West 5th Avenue
- Cl. 6: 517 Hamilton Street - Renovations to Second  
Floor
- Cl. 7: Tenders for Properties - Langara Lands and  
Enclave One, Champlain Heights

The Council took action as follows:

Clauses 1, 3, 4, 5 and 7

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in  
Clauses 1, 4 and 5 be approved and Clauses 3 and 7 be received  
for information.

- CARRIED UNANIMOUSLY

Minaki Lodge - Lease Arrangements and  
Cost Estimates (Clause 2)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this  
Clause be approved and the estimated cost to bring Minaki Lodge  
up to minimum By-law standards in the amount of \$53,097.15 be  
approved.

- CARRIED UNANIMOUSLY

517 Hamilton Street - Renovations  
to Second Floor (Clause 6)

MOVED by Ald. Harcourt,

THAT the recommendation of the City Manager contained in  
this Clause be approved subject to funds being made available  
from Central Mortgage and Housing Corporation.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee  
on Housing and Environment,  
February 5, 1976

The Council considered this report which contains four  
Clauses identified as follows:

- Cl. 1: Residential Rehabilitation Assistance Program
- Cl. 2: Secondary Suites Plebiscite
- Cl. 3: 1934 Barclay Street
- Cl. 4: Site at Second Avenue and Wallace

The Council took action as follows:

Residential Rehabilitation  
Assistance Program. (Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in this  
clause, be approved.

- CARRIED UNANIMOUSLY

Secondary Suites Plebiscite  
(Clause 2)

MOVED by Ald. Harcourt

THAT the Planning Department be instructed to explore rezoning  
to permit secondary suites in the following areas:

- a) all of Cedar Cottage,
- b) Area II of Kitsilano,

and that Area I of Grandview-Woodlands be referred back to the  
Standing Committee on Housing and Environment, for further review.

FURTHER THAT recommendation 'B' of the Committee be approved.

- CARRIED UNANIMOUSLY

Clauses 3 & 4.

MOVED by Ald. Harcourt

THAT the recommendation of the Committee as contained in Clause  
3 be approved, and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee  
on Community Services,  
February 5, 1976

The Council considered this report which contains three  
Clauses identified as follows:

- Cl. 1: Proposed Pub - 6069 West Boulevard
- Cl. 2: Juveniles in Licenses Cabarets
- Cl. 3: Juvenile Detention Facility

The Council took action as follows:

Cont'd....

CITY MANAGERS AND OTHER REPORTS (Cont'd)

Report of Standing Committee  
on Community Services,  
February 5, 1976. (Cont'd)

Clauses 1 & 2.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in  
Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Juvenile Detention Facility  
(Clause 3)

MOVED by Ald. Rankin

THAT Council endorse the use of Willingdon School as a remand  
and assessment centre for juveniles;

FURTHER THAT the Community Services Committee be appointed by  
Council to meet with the Attorney-General in Victoria to outline  
the Vancouver Family Court Committee's concerns over Family and  
Juvenile Courts and urge an upgrading of facilities and methods  
of operation, including a recommendation that Family and Juvenile  
Court Judges, prosecutors and administrators be independent of the  
Criminal Division and be assigned to Family and Juvenile court work  
for a period of at least one year.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Planning and Development,  
February 5, 1976

The Council considered this report which contains five  
Clauses identified as follows:

- Cl. 1: Annual Review of the Planning Department's  
Work program
- Cl. 2: Harbour Park Developer Proposal - Progress  
Report
- Cl. 3: Second and Sasamat - Scheme of Development
- Cl. 4: Status of Rezoning Applications
- Cl. 5: Cedar Cottage N.I.P. - Dedication of City-  
owned Lots for Walkway between Lord Selkirk  
School and Brewers Park

The Council took action as follows:

Clauses 2, 3 & 5.

MOVED by Ald. Bowers

THAT the recommendations of the Committee, as contained in  
Clauses 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

(Ald. Kennedy was opposed to recommendation 'C' in Clause 2)

Clauses 1 and 4.

MOVED by Ald. Bowers

THAT Clauses 1 and 4 in this report, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee  
on Community Services.  
February 11, 1976.

Carnegie Library - Use of and Financing  
Renovations to Carnegie Library.  
(Clause 1)

MOVED by Ald. Rankin  
THAT the following be approved:

- A. THAT Council request the Social Planning Department to meet with the Parks Board, Library Board, Vancouver Community College, Downtown Eastside Residents' Association and the other interested community organizations to study the types of programmes which could be operated by these organizations at the Carnegie Library, and prepare a proposal for the overall operation of the building as a community centre facility, this proposal to be subject to Council approval.
- B. THAT Council request a grant of one-third of the renovation costs from the Provincial Government;  
FURTHER THAT the possibility of obtaining N.I.P. funding for the renovations be explored.
- C. THAT Council appropriate \$650,000.000 in the 1976 Supplementary Capital Budget for renovations to Carnegie Library for community use.

- CARRIED

(Ald. Bowers and the Mayor were opposed to recommendation 'A')

(Ald. Bowers, Kennedy, Volrich and the Mayor were opposed to recommendations 'B' and 'C'.)

When considering this report, Council noted a report from the City Manager, dated February 9, 1976, recommending that the proposal of Harry E.S. Fan be accepted and the Director of Legal Services be instructed to prepare a lease document which incorporates the necessary clauses to protect the City's interest.

MOVED by Ald. Rankin

THAT the report of the City Manager, dated February 9, 1976, be received.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee  
on Finance & Administration,  
February 12, 1976

The Council considered this report which contains three Clauses identified as follows:

- Cl. 1: Preliminary Report on the 1976 Revenue Budget Estimates
- Cl. 2: Five Year Plan Plebiscite
- Cl. 3: Fire Fighting Services in B.C.

The Council took action as follows:

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on  
Finance and Administration  
February 12, 1976. (Cont'd)

Clauses 1 and 3.

MOVED by Ald. Volrich  
THAT the recommendations of the Committee, as contained in  
Clauses 1 and 3 of this report, be approved.  
- CARRIED UNANIMOUSLY

Five Year Plan Plebiscite  
(Clauses 2)

MOVED by Ald. Boyce  
THAT this clause be referred back to the Standing Committee  
on Finanace and Administration for report to Council on a term capital  
plan for submission to the electors at the General Elections this  
year.  
- CARRIED UNANIMOUSLY

AMENDED  
SEE PAGE 361

VI. Report of Standing Committee  
on Planning and Development,  
February 12, 1976

The Council considered this report which contains two  
Clauses identified as follows:

- Cl. 1: Rezoning Application - S/S West 37th Avenue
- Cl. 2: X-Kalay - Request for a Site in Champlain Heights

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers  
THAT Clause 1 in this report be received for information and the  
recommendations of the Committee, as contained in Clause 2, be  
approved.  
- CARRIED  
(Ald. Kennedy and Volrich were opposed to Clause 2)

VII. Report of Standing Committee  
on Planning and Development  
February 17, 1976.

For Council action on this report - see Page 1.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VIII. Report of Standing Committee  
on Planning and Development.  
February 12, 1976.

Annual Review of the Planning  
Department's Work Programme.  
(Clause 1)

MOVED by Ald. Bowers

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Sweeney

THAT the report of the Committee of the Whole, be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW  
(Exemption of Seeing-Eye or Guide Dogs)

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, February 24, 1976. . . . . 16

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4848,  
BEING THE WATERWORKS BY-LAW  
(Charges)

MOVED by Ald. Volrich,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4810,  
BEING THE SIGN BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 2849,  
BEING THE STREET & TRAFFIC BY-LAW

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY



BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 4702,  
BEING THE BUILDING BY-LAW

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO DEFINE AND PRESCRIBE THE  
POLLING DISTRICTS IN THE CITY OF  
VANCOUVER IN WHICH THE ELECTORS OF  
THE CITY SHALL VOTE, AND TO DEFINE  
AND PRESCRIBE POLLING DISTRICTS IN  
SCHOOL DISTRICT No.39 (VANCOUVER)  
IN WHICH THE SCHOOL ELECTORS SHALL  
VOTE.

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,

SECONDED by Ald. Sweeney,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Lane Purposes  
(South 10 feet of each of Lots 4 and 5, Block 294, D.L. 526)

MOVED by Ald. Sweeney,

SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of lots 4 and 5, Block 294,  
District Lot 526, Plan No. 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Lane Purposes (2225 Parker Street)

MOVED by Ald. Sweeney,

SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 21, Block 17, District Lot 264A,  
Plan No. 403 and 1771

(2225 Parker Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

3. Allocation of Land for Lane Purposes (2040 Pandora Street)

MOVED by Ald. Sweeney,

SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of Lot 6, except East 40 feet  
and Lot 5, Block 36, District Lot 184, Plan 178

(2040 Pandora Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)4. Allocation of Land for Lane  
Purposes (2054 Pandora Street)

MOVED by Ald. Sweeney,

SECONDED by Ald. Volrich,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of the East 40 feet of Lot 6,  
Block 36, District Lot 184

(2054 Pandora Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

5. Allocation of Land for Lane  
Purposes (924 West 7th Avenue)

MOVED by Ald. Boyce,

SECONDED by Ald. Cowie,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of Lots 7 and 8, Block 316,  
District Lot 526, Plan 590

(924 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

6. Closing, Stopping Up and Conveying  
to Abutting Owner ( Lane North of  
2nd Avenue between Trimble & Sasamat)

MOVED by Ald. Boyce,

SECONDED by Ald. Cowie,

THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) All the lane dedicated by the deposit of plan 4877, lying between the northerly production of the westerly limit of lot 1, subdivisions 3 and 4, plan 4601, and the northerly production of the easterly limit of Lot "B", plan 19111; ALL OF Block 133, District Lot 540, shown outlined red on plan prepared by A. Burhoe, B.C.L.S.; dated February 12th, 1976, and marginally numbered LF 7555, a print of which is hereunto attached, is surplus to the City's highway requirements;

Cont'd...

MOTIONS (Cont'd)

Closing, Stopping Up and Conveying  
to Abutting Owner (Lane North of  
2nd Avenue between Trimble & Sasamat) (Cont'd)

- (3) Said lot 1 and said lot "B" and the said lane are to be subdivided into buildable lots;

THEREFORE BE IT RESOLVED THAT all the hereinafter described portion of lane be closed, stopped up and conveyed to the abutting owners; said portion of lane more particularly described as follows:

All the lane dedicated by the deposit of plan 4877, lying between the northerly production of the westerly limit of lot 1, subdivisions 3 and 4, plan 5601, and the northerly production of the easterly limit of lot "B", plan 1911;

ALL OF Block 133, District Lot 540, shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 12th, 1976, and marginally numbered LF 7555, a print of which is hereunto attached; and

FURTHER BE IT RESOLVED THAT the said lot 1, the said lot "B", and the said closed lane be subdivided; and

FURTHER BE IT RESOLVED THAT the Resolution of Council closing portion of the hereinbefore described lane dated April 2, 1974, be rescinded.

- CARRIED UNANIMOUSLY

7. Closing and Stopping Up of  
Portion of S/S of 6th Avenue  
East of Alder Street

MOVED by Ald. Boyce,  
SECONDED by Ald. Cowie,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The North 7 feet of Lot 3, Block 294, District Lot 526, Plan 590 has been established for road purposes under filing 33094;
- (3) 6th Avenue in this location is not to be widened on the South Side;
- (4) The North 7 feet so established is surplus to the City's highway requirements;
- (5) The remainder of said Lot 3 is City-owned and is to be sold;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lot 3, Block 294, District Lot 526, Plan 590 be closed, stopped up and sold with Lot 3, except the South 10 feet now lane, said Block 294.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

8. Closing, Stopping Up and Subdividing  
with Adjacent Lands (Lane South of  
Wall Street, West of Nanaimo Street)

MOVED by Ald. Boyce,  
SECONDED by Ald. Cowie,  
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) A portion of the lane dedicated by plan 178 lying southwesterly of the southwesterly limit of Lot 8, Block 2, District Lot 184, Plan 178 is surplus to the City's highway requirements;
- (3) The owner of the aforesaid Lot 8 wishes to acquire the said surplus portion of lane;
- (4) The owner of Lot 8 owns several lots in the block from which the City requires portions for road purposes;
- (5) The owner and the City have agreed to an exchange of lands;
- (6) The owners of the abutting lands southwesterly of the portion of lane to be closed (Lot "D", Plan 15354-VF151) have Quit Claimed any interest they may have in this portion of lane;

THEREFORE BE IT RESOLVED THAT the following described portion of lane be closed, stopped up and conveyed to the owner of Lot 8, Block 2, District Lot 184, Plan 178; said portion of lane more particularly described as follows:

All that portion of lane dedicated by the deposit of plan 178 bounded on the southeasterly limit by the southwesterly production of the southeasterly limit of said Lot 8, and bounded on the northwesterly limit by the southwesterly production of a line drawn parallel to and 7 feet perpendicular distant southeasterly from the northwesterly limit of said Lot 8. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 16, 1975, and marginally numbered LF 7495, a print of which is hereunto annexed; and

FURTHER BE IT RESOLVED THAT the said lane so closed be subdivided with adjacent lands.

- CARRIED UNANIMOUSLY

9. Community College Planning.

MOVED by Ald. Kennedy,  
SECONDED by Ald. Rankin,

THAT WHEREAS it is becoming increasingly difficult to preserve the well-established single family residential neighbourhood areas within the City's boundaries;

AND WHEREAS there is growing concern that Community Colleges and their related need for automobile parking represents a serious burden to residential streets which were not designed to accommodate the overspill of cars;

AND WHEREAS these extra automobiles cause danger to children and seriously affect the environment with noise, fumes and lack of privacy;

MOTIONS (Cont'd)Community College Planning (Cont'd)

THEREFORE BE IT RESOLVED THAT College Councils be requested to plan their educational requirements to fit the scale and character of the neighbourhoods within which new campuses are programmed;

AND FURTHER BE IT RESOLVED THAT College Councils be requested to consult with the Director of Planning, particularly in the initial stages of College planning, in order that all of the ramifications in respect of such planning can be taken care of in the early stages and in order that developments may be finally brought about which will be acceptable to both the Colleges and to the public at large.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Cowie and recognized by the Chair.

Automobile Towing.

MOVED by Ald. Cowie

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

AND WHEREAS in the "Vancouver Sun" newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of licence plates, retrieval through a public agency and ticketing.

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by the towing companies.

Cont'd...

NOTICE OF MOTION (Cont'd)

Automobile Towing (Cont'd)

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in "pay parking lots" in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard the Manager discuss the matter with the operators of these particular lots.

(Notice)

The Council adjourned at 6.30 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council meeting of February 24, 1976, adopted after amended on March 9, 1976.

A. Phillips  
MAYOR

L. V. Little  
CITY CLERK

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of portions of Terminal Ave. east of Station St. being portion of parcels B & C, D.L. 2037, Ref. Plan 1341

The City Engineer reports as follows:

"An application has been received from Canadian National Railways to lease portions of Terminal Avenue for access and loading purposes. This portion of street allowance will not be required for the widening of Terminal Avenue for some time, as Terminal Avenue has recently been curbed and paved.

I RECOMMEND that all that portion of Terminal Avenue, outlined red on Plan LF 7401, be closed, stopped up, and leased to the abutting owner, subject to the following conditions:

- (a) The term to be 20 years with a 12-month notice of cancellation by either party.
- (b) The rental to be \$15,225 per annum with review every 2½ years, in accordance with recommendations of the Supervisor of Property and Insurance.
- (c) Lease area to be used for access, loading, and parking, with no structures to be erected on the lease area.
- (d) The lease area to be kept in a neat and tidy condition.
- (e) The lessee to have the right to sub-lease to their tenants in a manner satisfactory to the City Engineer and Director of Legal Services.
- (f) Agreements to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Closure of lane north of 2nd Ave. from Trimble St. to Sasamat St., Block 133, D.L. 540

The City Engineer reports as follows:

"On October 28, 1975, Council approved the sale of City owned Lot 1 of Subd. 3 and 4, Block 133, D.L. 540, Plan 5601, and the lane north of 2nd Ave. between Trimble and Sasamat Streets to Community Builders, the abutting owner of Lot B, Block 133, D.L. 540, Plan 11991. This lane is surplus to the City's highway requirements.

I RECOMMEND that the portion of land dedicated by the deposit of Plan 4877 at the rear of Lot 1 of Subd. 3 and 4 (Plan 5601) and Lot B (Plan 11991) both of Block 133, D.L. 540 the same as shown outlined red on Plan Lf 7555 be closed, stopped up, and conveyed to the owner of said Lot B, subject to the closed lane being subdivided with abutting Lot 1 and Lot B in a manner satisfactory to the approving Officer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Local Improvements - Reduction in Scope

The City Engineer reports as follows:

"A light standard project was advanced and approved by Council in 1974 for Renfrew Street from 22nd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side.



Clause 3 Cont'd

In conjunction with the paving of Boyd Diversion, however, the roadway of Renfrew Street north of 23rd Avenue was swung to the east to enter Boyd Diversion, instead of continuing straight to make a complex intersection with 22nd Avenue, Boyd Diversion and Renfrew Street to the north.

The lighting thus gives little, if any, benefit to the two flankages on the west side of Renfrew between 22nd Avenue and 23rd Avenue and they should not be assessed.

## I RECOMMEND:

- A. That this project, Court of Revision Schedule No. 426, Item No. 30, be reduced in scope from:

'Renfrew Street from 22nd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side', to:

'Renfrew Street from 23rd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side'.

- B. That the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

4. Recycling Pilot Project

The City Engineer reports as follows:

"A. BACKGROUND

On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects to evaluate the citizen participation, market stability and operational difficulties that could be expected if a long-term, City-wide recycling program were undertaken. The two pilot programs were:

- i. Recycling Depot at Manitoba Works Yard to be operational for a twelve-month period.
- ii. Collection of paper (mainly newspaper) in selected areas of the City for a four-month period.

The depot and collection programs both began in February, 1974, and on August 27, 1974, an interim report reviewing the recycling operations and recommending the continuation of the backyard paper recycling program until February, 1975, was approved by Council. On March 11, 1975, Council approved a further report recommending that:

- 1) The residential paper recycling program be discontinued due to the absence of a convenient recycling vehicle and a suitable paper market.
- 2) The Recycling Depot operation be continued for one year subject to the City Engineer making satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.

This report reviews the operation of the recycling depot since its establishment in February, 1974, and the further one year continuance authorized by Council in February, 1975, and recommends continuation of the recycling depot as the most effective and economic manner in which the City may participate in recycling.

Manager's Report, February 20, 1976 . . . . . (WORKS - 3)

Clause 4 Cont'dB. RECYCLING DEPOT OPERATION

\$13,500 was appropriated for the establishment of a Recycling Depot at Manitoba Yard which was opened on February 25, 1974, and was to be operational for a one-year period. In order to minimize operational costs while maintaining supervision over the Depot, a management agreement was negotiated with a private business man familiar with recycling operations. The terms of this agreement provide for the supervision of the Depot in return for the revenue obtained from glass delivered to the Depot.

The depot costs and revenues from February 25, 1974, to December 31, 1975 are detailed as follows:

	<u>Start Up Costs</u>	<u>Operating 1974</u>	<u>Operating 1975</u>
<u>CITY COSTS</u>			
Initial costs for site preparation, storage shelters, labor, equipment & materials	\$9,212	-	-
Advertising Costs	3,032	-	-
Operating Costs	-	\$3,402	\$8,192
<u>Total Costs</u>	<u>\$12,244</u>	<u>\$3,402</u>	<u>\$8,192</u>
<u>CITY REVENUE</u>			
Paper	- (522 tons)	\$8,133 (595 tons)	\$3,660
Aluminium	- (2 tons)	\$478 (1.6 tons)	\$240
Ferrous metal	- (104 tons)	\$2,308 (116 tons)	\$1,820
<u>Total City Revenue</u>	<u>-</u>	<u>\$10,919</u>	<u>\$5,720</u>
Appropriation	\$13,500		
<u>Net City Cost</u>	<u></u>	<u></u>	<u></u>
Balance or (deficit)	\$1,256	\$7,517	(\$2,470)
* Contractor's Revenue	- (440 tons)	\$8,170 (550 tons)	\$11,000

\* (glass revenue is paid directly to the depot manager under the terms of the management agreement.)

Estimated Depot Costs and Revenues for 1976 (January 1 - December 31 - based on an agreement similar to the current operating agreement).

i) Costs

- Depot maintenance	\$500
- Advertising	\$2,500
- Operating	\$9,000
	<u>\$12,000</u>

ii) Revenue

- Paper	600 tons	\$3,000
- Aluminium	2 tons	\$400
- Ferrous Metal	120 tons	\$1,800
		<u>\$5,200</u>

iii) Deficit (1976)

\$6,800

Cont'd . . .

Clause 4 Cont'd

The above 1976 estimate is submitted in budget form, however if the surplus from the initial start up appropriation, the surplus earned in 1974 and the deficit of 1975 are considered together, a net balance of \$6,300 remains from previous years, which nearly offsets the \$6,800 estimated 1976 deficit.

The dramatic increase in operating costs for 1975 as compared to 1974 was the result of the City having to assume the container rental and transportation costs that were previously paid for by Community Paper Recycling Ltd., and resulted in costs exceeding revenues by \$2,470. Since the paper market is still in a depressed state and it does not appear that there will be a substantial recovery in 1976, the revenue and operating costs for 1976 should be similar to 1975, however \$500 for some needed maintenance at the depot, and \$2,500 for hand out advertisement, has been included in the 1976 cost estimate.

The contractor operating the recycling depot has agreed to continue the depot operation for another year on the same basis as previously.

The amount of recyclable material received in 1975, as compared to 1974, indicates that the recycling depot is receiving a stable citizen response and is most likely the most effective, economic manner in which the City may participate in recycling.

The City Engineer RECOMMENDS -

- A. That the recycling depot operation at Manitoba Yard be continued until December 31, 1976, subject to the City Engineer negotiating satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.
- B. Appropriations be provided under 8127/- in advance of the 1976 Budget approval as follows:

Operating Costs	\$12,000
Revenue	\$5,200 "

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

INFORMATION:

5. Refuse Collection from Strata Title Corporations and Co-operatives

The City Engineer reports as follows:

"At the council meeting of January 13, 1976, a communication from Conse-C Enterprises Ltd., Burnaby, was referred to the City Manager and City Engineer for report with respect to the policy of refuse collection from Strata Title Corporations and Co-operatives.

The letter stated that there are a number of inequities in the City's policy which did not provide the same services to Strata Title home-owners as are provided to other home-owners.

In a telephone conversation with Mr. Daem, president of Conse-C Enterprises, the inequities result from the following City requirements:

- 1. Sufficient regulation garbage receptacles, or City containers, must be available on the premises to contain a one-week volume of garbage from the premises.
- 2. The City will provide for one normal weekly collection only, additional collections and/or special requirements will be charged for as provided in the City of Vancouver Refuse By-law.

Attached is the previous report dated February 18, 1975, which sets out in more detail these conditions which were approved by Council.

Mr. Daem advised that one of the Strata Title Corporations administered by his company, i.e. Huntington Place, 1816 Haro Street, has not provided sufficient space for a one-week storage of refuse and, therefore requires more than one

Manager's Report, February 20, 1976 . . . . . (WORKS - 5)

Clause 5 Cont'd

collection per week. Mr. Daem considers that the additional visits should be provided free because the building is entitled to 12 cubic yards of free removal per week, and they are providing space for only 6 cubic yards of storage. In the particular case which Mr. Daem has raised, and assuming that 12 cubic yards of garbage are generated per week and 2 additional 3 cubic yard containers are rented and space is made available for these, an additional \$484 would be saved per year by Huntington Place if they took full advantage of the City's free dumping provision.

As noted in Item 2, the City provides for one free regular collection per week, any additional calls are charged for at by-law rates. If the philosophy was adopted that because a premises is entitled to a certain amount of free garbage collection weekly and this amount must be removed free by the City even though several calls per week are required to do so, because the building has not provided storage space, the added cost of collection would amount to a subsidy for those who have not or do not wish to provide adequate storage space.

It is estimated that the average additional cost, to divert a truck from its established route to make additional calls is \$4.00 per instance, excluding the normal dumping and hauling costs. If this extra service is provided at no cost to Strata Title Corporations the ramifications could be serious in that approximately 65% of the Strata Title buildings currently being serviced are either paying for additional calls if sufficient storage is not provided for one week, or they have provided adequate storage in excess of the minimum sized container and require only one call per week. The remaining 35% find that the minimum size container, i.e. 2 cubic yards, is suitable for their needs when emptied once per week. With the anticipated number of Strata Title and Co-operative buildings expected to be serviced by the end of 1976, the minimum additional cost will be in the order of \$35,000 per year, since the tendency would be to rent the smallest container available and request multiple calls per week, if the regulations were changed accordingly.

Mr. Daem also stated that he considered that garbage and refuse should be disposed of more frequently than once per week. Once per week collection is standard for residential collection; however, many commercial buildings require more frequent collections to suit their own needs, such as lack of adequate storage, this service is provided by all collectors including the City of Vancouver.

Multiple calls for garbage and refuse collection per week are available to all Strata Title Corporations, however, only one call per week is provided free."

The City Manager submits the above report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 280

BUILDING & PLANNING MATTERS**A-4**RECOMMENDATION1. Cedar Cottage N.I.P. : Library Survey.

The Director of Planning and the Director of the Vancouver Public Library report as follows:

"In the community-wide questionnaire distributed by the Cedar Cottage Neighbourhood Improvement Program in August and September, 1974, a branch library in the area was rated as third priority (following Trout Lake clean-up and construction of a swimming pool). Since a Cedar Cottage Branch Library was included in both of the recent 5 Year Plan Plebiscites, the N.I.P. program did not give it serious consideration for funding. However, following voter rejection of the last 5 Year Plan proposal, a local library was discussed by the N.I.P. Committee and meetings were initiated with the Library Board. It was generally agreed that a library would be a suitable N.I.P. project and the N.I.P. Committee felt that funds could be reallocated from the Housing Account of the Cedar Cottage N.I.P. Program.

There is, however, some question as to the most appropriate location for a branch library. Possibilities mentioned to date include Knight/Kingsway area; the vicinity of the Grandview Community Centre; and the Broadway/Commercial intersection. Since establishing a branch library would take up to \$150,000.00 of N.I.P. funds, the Cedar Cottage N.I.P. Committee would like assurance that the location gives maximum possible service to the N.I.P. area. As well, if a library at, say, Knight/Kingsway or Broadway/Commercial will serve only a small proportion of N.I.P. area residents, then it is questionable that N.I.P. funds should be appropriated at all. On its part, the Library Board would prefer a location that best serves the general area of the City of which Cedar Cottage is part.

It is proposed, therefore, that a survey be undertaken to give some indication re the best library location. Survey results would look at preferred locations considering (i) the N.I.P. area and (ii) the total area. The survey will be conducted by the research section of the Planning Department in conjunction with the Library Board and the N.I.P. Committee. Terms of Reference are attached.

C.M.H.C. have indicated their approval of N.I.P. funding for this survey. They point out, however, that allocation for the actual capital costs of a library may have to be pro rated (i.e. based on the estimated ratio of users from the N.I.P. area) if it appears to them that N.I.P. funds would otherwise be used to supply a general city or district facility, rather than an essentially neighbourhood facility. This survey would help in determining this factor.

If a library does go ahead as a N.I.P. project the on-going annual operating costs will total up to \$150,000.00. Since this would be additional to the existing Library Board operating budget it would be appropriate that Council indicate approval in principle of the use of N.I.P. funds to establish a Cedar Cottage branch library prior to spending time and money on this type of survey.

Clause No. 1 Continued.

In its report of December 8, 1975 to the Finance and Administration Committee, the Special Committee to Review the 1976-1980 Capital Program noted in its Appendix that the Library Board has requested that funds be committed for branch libraries in 1978 and 1979 as part of the 1976-1980 "Pay As You Go" Capital Program. By utilizing N.I.P. funds the City would be able to establish a library in the Cedar Cottage area prior to 1978, without having to utilize the pay-as-you-go capital funding approach.

The Director of Planning and the Director of the Vancouver Public Library recommend:

1. That Council approve in principle the use of Cedar Cottage N.I.P. funds to establish a branch library in the Cedar Cottage area.
2. That Council authorize the appropriation of \$1,500.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program to conduct a survey to aid in determining the best location for a Cedar Cottage Branch Library.

Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	\$750.00
Province	-	\$375.00
City	-	\$375.00"

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of the Vancouver Public Library be approved.

2. Cedar Cottage N.I.P. Appropriation: Regulation Baseball Diamond on John Hendry Park.
- 

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the Parks and Recreation Facilities of the area. One project that has been considered since the outset of the program is a regulation baseball diamond on John Hendry Park. The Parks Board has worked out a plan in conjunction with the Vancouver Little League and completed a cost estimate of \$16,000.00. The estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

C.M.H.C. have concurred with this proposal.

The Director of Planning recommends that Council authorize the appropriation of \$16,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for construction of a regulation baseball diamond on John Hendry Park.

Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	\$8,000.00
Province	-	\$4,000.00
City	-	\$4,000.00"

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Lease to Kitsilano Area Child Care Society for Day Care.

The Director of Legal Services reports as follows:

"On September 16, 1975, City Council approved the Director of Planning's report which recommended that up to \$59,300.00 of Neighbourhood Improvement Program funds be spent to purchase and furnish a portable day care centre for the Kitsilano Area Child Care Society and further that the site at 6th Avenue and Maple Street (Lots 14 and 15, Block 265, District Lot 526) be leased to the Society for a period of two years until March 11, 1978. On November 18, 1975, City Council authorized renewal of leases for an additional two years of various day care centre sites to the Provincial Government. Inadvertently the Kitsilano Child Care Society site at 6th Avenue and Maple Street was included within that recommendation.

Accordingly, it is now recommended that notwithstanding the earlier resolution of November 18, 1975, the Kitsilano Area Child Care Centre site together with the portable building to be purchased and furnished by the City from NIP funds be leased to the Kitsilano Area Child Care Society for a period of two years to commence when the building is ready for occupancy at an annual rent of \$1.00 per year, such lease to be to the satisfaction of the Director of Permits and Licenses, the Supervisor of Property and Insurance and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

4. Ventilation Requirements - Pistol Range Public Safety Building.

The Director of Permits and Licenses reports as follows:

"The Public Safety Building was visited on January 8, 1976 by a Workers' Compensation Board Inspector. One of the requirements arising from the inspection was to improve the ventilation in the Pistol Range. The City Architect has had the problem investigated and reports that it can be rectified to the approval of the Workers' Compensation Board Inspector by upgrading the existing system and adding additional outlets. The estimate to do the work is as follows:

New Ductwork	\$3,500
Ductwork Cleaning	800
Upgrade Fans	<u>1,500</u>
	<u>\$5,800</u>

The Comptroller of Budgets advises that if Council approves the recommendations of this report, funds will be made available in the 1976 Departmental Budget.

It is recommended that Council approve the expenditure of funds in the amount of \$5,800 in order that the above work may be carried out; funds to be provided in advance of the 1976 Departmental Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

5. Pedestrian Bridge across Richards Street, south of Cordova Street.

The Director of Legal Services reports as follows:

"The Engineering Department has received an application on behalf of the owners from Eng & Wright, Architects, for permission to construct a pedestrian bridge across Richards Street approximately 43 ft. south of Cordova Street between the old Eaton's building and the old Eaton's parkade on the east side of Richards Street. This new overpass will replace the existing bridge which connects the same two buildings. The new structure will be approximately 30 ft. above the street. The Planning Department approved the structure in principle on November 24, 1972.

Under the Encroachment By-law the annual rental is to be 50¢ per square foot or such other rent as recommended by the Supervisor of Property and Insurance and approved by Council. At 50¢ per square foot the annual rental would be \$865.00, however, the Supervisor of Property and Insurance is of the opinion that a market value rent for this structure would be \$3,850.00.

At the same time the owners of the building are refurbishing the old Eaton's parkade. To this end the City Planning Department has insisted that cladding be put on three sides of the building and the owners have indicated a willingness to comply with this requirement.

It is recommended that the City enter into an Encroachment Agreement with the owners of the property concerning the pedestrian bridge with the annual rental to be \$3,850.00, such annual rental to be reviewed every two and one-half years subject to construction plans being satisfactory to the City Engineer, the Director of Planning and the City Building Inspector. Also the owner is to be taxed on the structure as if it were a real property improvement. The agreement is to provide for a one year notice of cancellation. Otherwise the agreement is to be to the satisfaction of the Director of Legal Services.

It is also recommended that the City enter into an encroachment agreement with the owner of the property concerning the cladding to be put on to the side of the old Eaton's parkade. Because the City requires this cladding, there is to be no annual charge under this agreement and there is to be a provision that the agreement cannot be cancelled by the City until the building is demolished. Otherwise the agreement is to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services be approved.

6. Deletion of Section 3(13) of the Zoning and Development By-law No. 3575

The Director of Planning reports as follows:

"At the Board of Variance meeting held on February 11, 1976, an Appellant appealing a decision of the Director of Planning stated that the Director of Planning could not approve an addition to a use listed in Section 2 of any District Schedule which was more than 30% of the original floor area according to Section 3, Subsection 13 of the Zoning and Development By-Law No. 3575. The Director of Planning had approved an addition which was 57% of the original floor area of a use listed in Section 2 of a District Schedule.



Clause #6 continued:

Section 3, Subsection 13 reads:

' 3(13) In any case where a Development Permit has been issued for a use listed in Section 2 of any District Schedules to this By-Law the Director of Planning may authorize the issuance of a Development Permit for an addition to such development, provided that the addition complies in all respects with the provisions of this by-law and does not exceed 30% of the gross floor area of the building authorized by the original Development Permit.'

Section 3, Subsection 13 was approved in 1966 at the time that the Technical Planning Board was still in existence. The Section granted the Director of Planning authority to allow an addition of up to 30% of the original floor area of a use listed in Section 2 of any District Schedule without having to have Development Permit Application approval from the Technical Planning Board. This was done to speed up the processing and approval of Development Permit Applications for additions to uses listed in Section 2 of every District Schedule. Those Development Permit Applications for additions which exceeded 30% of the original floor area were then considered for approval by the Technical Planning Board.

Council approved the abolition of the Technical Planning Board and vested the authority to approve or disapprove conditional uses (those listed in Section 2 of every District Schedule) in the Director of Planning. At the time that the Technical Planning Board was abolished and the Director of Planning was vested with the authority to approve or disapprove conditional uses, Section 3, Subsection 13 should also have been deleted thereby transferring the authority to approve additions which exceed 30% of the original floor area from the Technical Planning Board to the Director of Planning.

RECOMMENDATION: That Section 3, Subsection 13 of the Zoning and Development By-Law No. 3575 be deleted and be referred direct to Public Hearing after a report from the Vancouver City Planning Commission. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. 995 West 7th Avenue - Development Permit Application to Construct Townhouses

The Director of Planning reports as follows:

"Development Permit Application No. 72022 has been filed by Peter Reese, Architect, for Morris Investment Limited, to construct a three-storey townhouse development containing 14 dwelling units on this CRM-2 zoned site (100' x 120') located on the Fairview Slopes at the Northeast Corner of 7th Avenue and Oak Street.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, set-backs and height. (For detailed comparison, see attachment).

Clause #7 continued:

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule
  - (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on April 8, 1975 adopted interim control guidelines for Fairview Slopes. With respect to height, these guidelines included '.....generally not approve any development which exceeds the height of 35 feet, measured vertically above a hypothetical line connecting the north and south property lines, but in no case shall the height exceed 25 feet above the south property line'.

The development as proposed will be in conformity to the 35' height guidelines with the exception of two 10' x 10' towers which would be 42 feet high. The mean height of the building would be 25' above the southerly property line (the height would be 30.5' to the peak of the building).

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a three-storey townhouse development containing 14 dwelling units on this site, subject to the following conditions:

- A. Prior to issuance of the Development Permit:
  - (a) Provision and location of garbage storage and pick-up areas to be first approved by the Director of Planning after consultation with the City Engineer and the Medical Health Officer.
  - (b) Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.

Manager's Report, February 20, 1976 . . . . . (BUILDING - 7)

Clause #7 continued:

- (c) All crossings are to be approved by the City Engineer.
- (d) An undertaking is to be first submitted in writing to the satisfaction of the Director of Planning, indicating that all services including telephone, television (cable), electricity, etc., will be completely underground.
- (e) Revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
  - (i) building grades and design elevations to be shown
  - (ii) overhead clearance height for the parking area at not less than 7 feet minimum to be shown
  - (iii) finished service access ramp and garage ramp to be clearly stated and that the ramp grades of not more than 10 percent for the first 20 feet and  $12\frac{1}{2}$  percent subsequently to be clearly shown on the drawings
  - (iv) locations and details of all underground parking ventilators to be shown
  - (v) entrance to parking garage to be widened to 20 feet minimum
  - (vi) off-street parking space located near the ramp to meet the requirements of Section 12(1)(b).
  - (vii) the northerly 10 feet of the site (Lots 19 and 20) to be first dedicated to the City for lane purposes and any necessary agreements to be first entered into with the City for use of this portion of the site so dedicated
  - (viii) no planting is to be made on future lane allowance. Any street planting to be first approved by the City Engineer, then covered by an agreement.
- 2. All 25 off-street parking spaces are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-Law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- C. All approved landscaping and treatment of the open portions of the site other than the off-street parking area as referred to in the preceding condition shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- D. All utilities, including telephone, television (cable) and electricity shall be completely underground."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Manager's Report, February 20, 1976 . . . . . (BUILDING - 8)

8. Neighbourhood Improvement Funds - Kitsilano  
Appropriation - Kitsilano Showboat

The Director of Planning reports as follows:

"After Kitsilano was approved as a Neighbourhood Improvement Program Area in June of 1974; subsequently, City Council approved the Concept Plan in November 1974. At that time, \$123,000 was allocated to parks and open space. The objective of this allocation is to provide additional park space and improve the existing open space.

On January 21, 1976, a representative of the Kitsilano Showboat Committee approached the Kitsilano Planning Committee with a request for Neighbourhood Improvement Program Funds.

Showboat, located by the Kitsilano Beach tidal pool, has long been a Kitsilano landmark. Operation of Showboat was once handled by the Kitsilano Chamber of Commerce, but has in recent years been taken over by a concerned group of citizens, the Kitsilano Showboat Committee. This Committee consists of approximately 15 persons.

The Area Planning staff and Planning Committee were advised that Showboat is in need of some minor repairs. Specifically, the floor of the stage is warping and a new paint job is needed. The Parks Board has estimated that it will take \$2,500 to provide new plywood and asbestos tile for the dance floor on the stage and to provide the necessary paint. The Showboat Committee has volunteered to do all the necessary labour.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommend approval of the request. Central Mortgage and Housing Corporation was also advised of and concurred in the recommendation.

It is, therefore, RECOMMENDED that:

City Council approve the expenditure of \$2,500 (two thousand five hundred dollars) from the Open Space account of the Kitsilano Neighbourhood Improvement Program Budget for the purpose of providing a new dance floor and repainting Kitsilano Showboat.

The funds are cost shared as follows:

Federal	\$1,250.00
Provincial	625.00
City	625.00 ."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Public Information Meetings - Budget

The Director of Planning reports as follows:

"On September 23, 1975 City Council resolved that the guidelines contained in Appendix I be followed for holding Public Information Meetings concerned with rezoning applications prior to a Public Hearing being held. It was noted when the Planning Department's 1976 budget was being prepared that the costs incurred with holding these meetings should be included.

It is anticipated that the Planning Department will sponsor 12 Public Information Meetings dealing with rezonings during 1976. The budget therefore is based on sponsoring 12 meetings, and covers the cost of advertising, notification, room rental, staff overtime, and necessary equipment.

ADVERTISEMENTS

A display ad will be published in advance of a Public Information Meeting containing information on location of the proposed rezoning, who the applicant is, what form of development is proposed and, where and when the meeting will be held.

Clause #9 continued:

A display ad will be placed in both the Sun and Province for two days except when an area is served by a local newspaper, then the display ad will be published twice in the local paper and once in the Sun and Province. An average display ad is 3 columns by 5 inches and costs \$180 per day or \$360 for two days (average) in a local newspaper and \$650 per day in both the Sun and Province or \$1300 for two days. The display ad will include a small map of the area in question when necessary to more clearly identify the area.

$$\$1,300 \times 12 = \$15,600$$

NOTIFICATION

On an average 400 letters are sent to an area at least two blocks in radius from the site applied to be rezoned. The cost of the letters, envelopes, and stamps is 10¢ per letter or \$40 per 400 letters.

$$\$40 \times 12 = \$480$$

ROOM RENTAL

The School Board rents rooms to the Planning Department based on the following fee schedule on a four-hour use period:

- Secondary Auditorium - \$80
- Elementary Auditorium - \$50

The average rental fee used in preparing this budget is \$70.00 per meeting. This is arrived at by the fact that some meetings, when space is available, are held in Community Centres without charge under a free rental agreement.

$$\$70 \times 12 = \$840$$

OVERTIME

A Planner 1 from the Zoning Division is present at the Public Information Meetings at approximately \$12 per hour. The meetings usually are no longer than four hours, therefore four hours at \$12 is \$48.

$$\$48 \times 12 = \$576$$

EQUIPMENT

The Public Information Meetings are held in the community, therefore equipment will be needed for presentation of material, (display boards, screens) as well as expenses not covered by room rental such as a sound system and operator, preparation of the room (setting and taking down chairs, display boards, etc.). The cost will depend upon what equipment is available at the location of a Public Information Meeting and what equipment we must rent. An average of \$75 is allocated for such expenses.

$$\$75 \times 12 = \$900$$

RECOMMENDATION:

That the budget for Public Information Meetings be approved as detailed below, before the 1976 budget is approved.

Advertisements	\$15,600
Notification	480
Room Rental	840
Overtime	576
Equipment	<u>900</u>
TOTAL	\$18,400."

Manager's Report, February 20, 1976 . . . . . (BUILDING - 10)

#### CONSIDERATION

10. Merit Oil Company Ltd. Gasoline Stations -  
2403 Granville Street and 500 Kingsway

The Director of Planning reports as follows:

"The City Clerk has received a letter from Merit Oil Co. Ltd. (Appendix 1) requesting that their gasoline stations at 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street be permitted to convert to self-serve operation.

Merit Oil Company Limited currently has 1 of the 3 or 33.3% of their gasoline stations in the City as self-service. If the conversion of these 2 gasoline stations were permitted, it would mean all 3 or 100% of Merit Oil Company's gasoline stations in the City would be self-service, exceeding City Council's limitation of 15%.

If these conversions are allowed, 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street should be ~~added~~ to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self service gasoline stations."

The City Manager submits the foregoing report for the CONSIDERATION of the City Council.

#### INFORMATION

11. Retention of Additions to the Dwelling at  
5808 Crown Street

Mr. Graham B. Walker, Barrister and Solicitor, has requested to appear before Council as a delegation with respect to the retention of a roofed-over patio addition and a carport addition made to the rear of the above building without first obtaining the necessary permits.

The Director of Permits and Licenses and the Director of Planning report as follows:

"From Mr. Walker's submission it is evident that there is confusion with respect to the Building and Development Permits applied for and issued. The following is the chronological order of these:

On June 26, 1974 Development Permit No. 67014 was issued to construct a 12' x 23' roofed-over patio to the rear of the above building. This Development Permit validated the existing southerly flanking side yard of 7' (12' required) and relaxed the rear yard to 32' (35' required). The plans submitted by the applicant indicated a 32' rear yard would be maintained. It was later determined that this dimension was, in fact, 23'.

On June 27, 1974 Building Permit No. 70163 was issued for the addition. On September 4, 1974 the District Building Inspector reported that concrete column footings for the new patio had been poured prior to inspection. The report indicated that a rear yard of 23' was being maintained in lieu of the 32' as approved by the Development Permit. The Inspector further reported that a carport had been attached to the north side of the dwelling without first obtaining the necessary permits and that this carport also did not maintain the required side or rear yards. A "STOP WORK" card was given to Mrs. Rainaldi and she was advised not to proceed any further with the work.

Clause #11 continued:

The plans submitted by the applicant and forming part of Development Permit No. 67014 did not indicate the carport addition.

Notification was sent to the owner advising of the deficient yards and on October 30, 1974, a letter was received by the Department of Permits and Licenses, signed by a Mrs. Olga Rainaldi, advising that she did not wish to proceed with the addition at this time and that another set of drawings would be submitted at a later date. As a result of this letter, Building Permit No. 70163 was cancelled.

On May 27, 1975, an application signed by a B.A. Reid was made to the Board of Variance, Appeal No. 20174, for the retention of the carport maintaining a 6'-6" rear yard.

On June 4, 1975 the Board of Variance was advised that a 10' lane allowance was required at the rear of this site. The appeal was then laid over for the applicant to submit amended drawings indicating a minimum 10' rear yard and a minimum 2' northerly side yard - which would provide for the lane allowance and maintain the same side yard as provided by the existing structure.

Subsequently, on June 18, 1975, the Board of Variance allowed the appeal in accordance with the amended plans. The appeal before the Board of Variance at that time only referred to the carport addition and not the roofed-over patio addition.

The Zoning Planner, on June 19, 1975, advised the appellant, Mr. B.A. Reid, by letter of the decision of the Board of Variance and that he was required to obtain a Development Permit for the carport addition.

On April 21, 1975 a new Development Permit Application No. 69969 was filed by Mr. B.A. Reid, again requesting relaxation of the rear yard to construct the 12' x 23' roofed-over patio addition to the rear of the dwelling. The plans submitted with this Development Permit Application indicated a rear yard of 23' (35' required) and also the carport addition. The Director of Planning did not have the authority to approve the yard relaxations for the carport addition, therefore consideration of Development Permit Application No. 69969 was deferred pending the June 18, 1975 decision of the Board of Variance.

Subsequently, on June 30, 1975, the Director of Planning refused Development Permit Application No. 69969 as it was considered that there was insufficient peculiarity of site or development to warrant the relaxation of the required rear yard of 35' to 23'.

This decision of the Director of Planning was then appealed to the Board of Variance and on July 23, 1975 the Board of Variance disallowed the appeal and upheld the decision of the Director of Planning.

On December 5, 1975 an inspection was made of the building where it was found that the roofed-over patio addition that had been refused by both the Director of Planning and

Clause #11 continued:

the Board of Variance had been constructed and, further, that no permits have been applied for to alter the carport addition in accordance with the plans approved by the Board of Variance.

On December 15, 1975 a notice was sent to the owners requesting that the roofed-over patio addition be removed."

The City Manager submits the foregoing report of the Director of Permits and Licenses and the Director of Planning to Council for INFORMATION.

DELEGATION REQUEST: Mr. G. B. Walker

RECOMMENDATION

12. Public Meeting on the Rezoning of the C.P.R. Right-of-Way, Kitsilano Point

The Director of Planning reports as follows:

"BACKGROUND:

In June, 1975, Marathon Realty applied to rezone the vacant C.P.R. Right-of-Way on Kitsilano Point from the existing duplex zone (RT-2) to a comprehensive zone (CD-1) which would allow construction of townhouses. (Appendix A, for location). The proposal as put forward by Marathon consisted of developing a total of 31 condominium townhouse units on 9 of the 10 lots. The remaining lot was to be dedicated to the City for community use.

When City Council considered this rezoning application on November 4, 1975, it was recommended to refer this application to a public hearing with the following generalized conditions to be applied:

- USES:                               - townhouses not to exceed 3 dwelling units on 7 of the lots and townhouses not to exceed 5 dwelling units on two of the lots.
- a one-storey community centre.
- FLOOR SPACE RATIO:               - not to exceed 1.25
- HEIGHT:                            - not to exceed 3 storeys nor 30 ft.
- OFF-STREET PARKING:              - one space per dwelling unit

And also subject to the following:

- (a) Detailed scheme of development to be approved by the Director of Planning.
- (b) That Marathon Realty be required to pay all of the municipal share of undergrounding the B.C. Hydro pole line (approx. \$33,000).
- (c) That one lot be dedicated to the City for a community centre.
- (d) That the City be given an easement for the sewer and 50% of the total sewer construction to be paid by Marathon.

Marathon has stated that they are not agreeable to these conditions and that they will withdraw their rezoning application if all of the above conditions are attached to the CD-1 zoning. Marathon has, however, suggested various options which they feel will be acceptable to them. These options were discussed recently at a public meeting.



Clause #12 continued:

PUBLIC MEETING:

A public meeting was held February 9, 1976 to discuss the various options for development of the Kitsilano Point Right-of-Way, as suggested by Marathon Realty. These are listed in Appendix B. The 45 people at the meeting included property owners on either side of the right-of-way, property owners along Creelman Avenue, and the Kitsilano Point Planning Committee, Alderman Bowers, the Kitsilano Area Planner and representatives of Marathon Realty.

The meeting indicated that residents were generally in favour of the townhouses proposed but were adamantly opposed to overhead wires being erected on Creelman Avenue. The majority of people at the meeting were in favour of Alternative B which would mean allowing Marathon to construct on all 10 of the lots, a total of 34 units and taking the value of one lot, approximately \$60,000 to pay for the municipal share of undergrounding the wires, \$33,000 and using the remainder for a neighbourhood project such as tree planting.

Subsequent to the Public Meeting, a letter was received by the Kitsilano Area Planner from Marathon Realty requesting that the rezoning application be reactivated. The conditions of the rezoning were also listed. A copy of the letter is attached as Appendix C.

From the Public Meeting a number of technical questions were raised with respect to the hydro lines. The City Engineer has provided additional information to the Planning Department regarding some of these queries, which are noted as follows:

A. Undergrounding of B. C. Hydro pole line

The proposed line on Creelman, whether overhead or underground, would be a similar size to the present line and therefore the one-third City share of the undergrounding cost is still estimated at \$33,000.

B. C. Hydro is now preparing plans and will soon call for bids. In approximately one month we expect a more accurate estimate and a written commitment from B. C. Hydro to bear its third of the cost. Upon receipt of B. C. Hydro's estimate and commitment, and approval by City Council, application would be made to the Provincial Government for approval of the project under the Power and Telephone Line Beautification Fund Act. B. C. Hydro installation work would take four to six weeks after receipt of Government approval.

B. C. Telephone work could be done concurrently with B. C. Hydro work, assuming a suitable easement is provided on the right-of-way by Marathon Realty.

B. Sewer

As stated in the previous report to Council (October 31, 1975) the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50-50 basis, providing that Marathon Realty grants the City a permanent easement for a new sewer.

From the results of the Public Meeting it may be appropriate to refer this rezoning application to a Public Hearing with a revised set of conditions attached. However the proposed development of townhouses on all ten lots and the donation of the value of one lot to the community would not only change the conditions of the CD-1 By-law, but may be sufficient to change the recommendations of the City Planning Department and the Vancouver City Planning Commission.

It is, therefore, RECOMMENDED that:

City Council consider referring the application to rezone the Kitsilano Point right-of-way from RT-2 to CD-1 to a Public Hearing after a further report thereon by the City Planning Department and the Vancouver City Planning Commission on the proposed change of conditions to the CD-1 By-law."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

MANAGER'S REPORT, February 20, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Kiosk Operation for the Community Arts Council of Vancouver

The City Engineer reports as follows:

"In a letter dated November 21, 1975 (see attached), Mrs. Susan Lepage, President of the Community Arts Council of Vancouver, submits a proposal for use of a City-constructed prototype kiosk.

HISTORY

On February 11, 1975, when considering a report on Street Vending, City Council resolved, in part:

'that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors.'

The three prototypes were built and to date we have sold the two merchandise kiosks. Since all present food vendors operate from kiosks which have been permitted a relaxation from City design standards, we have the food prototype kiosk which we agree to make available to the Arts Council.

PRESENT STATUS

The Community Arts Council requests the use of this kiosk as an Arts Information Centre for tourists and local citizens. This Centre will offer information on artistic/cultural events throughout the City, such as supplying details on ticket purchases and directions to local functions. The proposed Centre will operate on a six-month trial basis from April 1 to October 1 this year and, if approved, the kiosk will be positioned in a central location on the Granville Mall.

The Arts Council is principally funded by Provincial Government grants. Mrs. Lepage advises, however, that these funds are limited and she is requesting City Council assistance in one of three ways. These are:

- 1) Free use and occupancy of the kiosk for the six-month trial period;
- 2) A token rental of the kiosk for the six-month trial period;
- 3) An outright grant of \$2100 to cover the purchase of the kiosk.

The Arts Council proposal is a 6-month trial project, therefore, it would seem appropriate to sublet the kiosk for a token rental until such time as a more permanent arrangement can be finalized. This course is favoured by Mrs. Lepage.

The Director of Finance advises that there are sufficient funds available in the event Council wishes to approve alternative 3) which involves a grant of \$2100. If elective 1) or 2) is chosen, the original revenue expected from sale of this kiosk will be deferred."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 281

FINANCE MATTERS

INFORMATION

1. Tender Awards

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

U.N. Habitat Conference Flags  
Dental Equipment  
Decorative Street Banners  
Laundry Service  
1600 Gallon Street Flusher  
Road Marking Paint  
Fork Lift Truck  
Funeral Services for Deceased Indigents  
Supply & Delivery of Waterworks Brass & Screwed Brass Fittings  
Supply & Delivery of Copper Water Tube  
Automatic Saw Tooth Grinding Machine  
Lawn Tractors and Rotary Mower Attachments

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

RECOMMENDATION AND CONSIDERATION

2. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff could perform the work, and the estimated cost is \$500.

I RECOMMEND that permission be given to install flags on the six flag islands, during the month of April 1976, and

I submit for COUNCIL'S CONSIDERATION the request from the Canadian Cancer Society for a GRANT from the City to cover the costs of installing and removing the flags (estimate \$500)."

The City Manager RECOMMENDS approval of recommendation and submits the request for a grant for Council's CONSIDERATION.

CONSIDERATION

3. Greater Vancouver Convention and Visitor's Bureau - 1976 Grant Request

The Director of Finance reports as follows:

" The Greater Vancouver Convention and Visitors Bureau is requesting a civic grant of \$137,000 for the 1976 fiscal year to help defray the costs of that part of their programme related to the servicing of Visitors. The City has, for the past 12 years, made an annual grant to this organization for this purpose.

Cont'd . . .

Manager's Report, February 20, 1976 . . . . . (FINANCE - 2)

Clause #3 continued:

During the period 1964 through 1974 the annual civic grant was maintained at \$100,000. in 1975, however, after an appeal to Council by the organization, the 1975 grant was increased to \$125,000.

Enclosed as Appendix "A" is the Bureau's 1976 grant request together with their substantiating data."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

4. Renovations to City Hall

The Director of Permits and Licenses reports as follows:

"The sum of \$140,000 was provisionally included in the 1975 Supplementary Capital Budget for improvements to the Printing Branch Shops and Offices and other renovation work required in the subground floor. As the plans for the Printing Branch were developed, it became apparent that the basic proposal was not providing for certain requirements and was not making the best use of the space. Also, the funds available proved to be insufficient to do everything necessary to complete renovation of the subground floor. The City Architect therefore decided to defer the work in the subground floor until all the previously approved programmes had been fully completed, and to submit new estimates at this time, including remaining renovation work required elsewhere in the building to complete the overall renovation program.

Several alternative plans for the Printing Division were studied and a revised scheme adopted which best meets the requirements within the restricted space available. The revised scheme involves more structural and plumbing alterations and a more elaborate mechanical ventilation system than was initially proposed. The Architect prepared working drawings on the basis of the revised scheme and obtained a quotation for the work from the Construction Management Contractor.

Detailed plans also were prepared for renovating the two public washrooms on the subground floor and two others on the third floor. Council has already approved funds for one of these to be altered for the use by the handicapped but the work was deferred until all four washrooms could be renovated at the same time. The revised estimates also include a minor alteration in the men's staff washroom on the third floor which will make it available for the handicapped.

Renovation of the public corridors and private elevator lobby on the subground floor, already partially completed but decorated on a temporary basis only during the construction period, can be completed by refinishing the existing wooden bases and applying vinyl wall covering to the walls. The existing floor tiles are in good condition and need not be replaced at this time.

Proposed improvements in the men's lunchroom include general redecoration of the walls and ceilings, improved lighting, removal of exposed ductwork and wiring, and new venetian blinds. It is proposed that the existing furnishings and floor tiles be retained.

Proposed improvements in the telephone exchange office include general redecoration of the walls and ceilings, installation of carpet, new window coverings, improved lighting, mirror and a notice board, also alteration of an existing partition.

Cont'd . . .

Manager's Report, February 20, 1976 . . . . . (FINANCE - 3)

Clause #4 continued:

Previously approved minor alteration of the food storage section of the cafeteria kitchen, deferred pending implementation of the work on the Printing Branch, has been included in the Capital Estimates, which are as follows:

- Alteration and improvements in Printing Offices, Shops and Vault Area	\$142,500
- Alteration and renovation of four washrooms	16,700
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000
- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Renovation of private elevator lobby and public corridors	9,200
- Miscellaneous expense, including permits and insurance premiums	2,300
<b>TOTAL</b>	<b><u>\$198,500</u></b>

The Director of Finance advises that funds in the amount of \$119,053 are available within the City Hall Renovations Budget, and an additional \$79,447 would have to be provided in the 1976 Supplementary Capital Budget to carry out the total program of \$198,500 to complete the renovations program in the City Hall. The original provision of \$140,000 in the 1975 Supplementary Capital Budget for the recommended work in the subground floor was reduced by \$20,947 due to increased costs incurred in completing the third floor improvements (\$8,027) and renovation of all other areas (Phases I - III) for which the final cost exceeded the appropriations by \$12,920.

It is recommended:

- (a) That Council approve the foregoing proposals and estimates for completion of the City Hall Renovation Program.
- (b) That the necessary additional funds be provided in the 1976 Supplementary Capital Budget.
- (c) That the quotations received from the Construction Management Contractor (Allan & Viner Limited) for alteration of the Printing and Vault Areas and the public washrooms be accepted, and the Director of Permits and Licenses be authorized to proceed with the work, on the basis of cost plus a monthly fee of \$5,560 for managing and supervising the work, including the services of a full time superintendent on the site."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

5. Body Rub Parlour By-law

The Director of Legal Services reports as follows:

"I was earlier instructed to attempt to draw a by-law to give Council control over the operation of body rub parlours.

Action has been delayed because there was an indication by the former Attorney-General that there would be legislation passed to ensure that local Councils had adequate power to

Clause #5 continued:

deal with them. After Mr. Gardom took office as the new Attorney-General, I enquired of him whether the new Government intended to enact any special legislation and was informed that there were no plans at present to introduce any legislative changes. I am therefore limited to using the licensing powers contained in the Vancouver Charter.

I am recommending to Council that the License By-law be amended to include definitions of these premises and also add an entire new section setting out the regulations which must be observed. A copy of the proposed by-law, setting out these regulations is attached.

In preparing these in conjunction with the Director of Permits and Licenses, by-laws and ordinances of several other cities, both Canadian and American, were considered.

If, after studying the by-law, Council wishes to proceed to adopt such a by-law as presented or amended, as the case may be, I recommend that I be instructed to bring the by-law forward for formal enactment."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 282

PROPERTY MATTERS

RECOMMENDATION

1. City-Owned Portion of Lot C of 5-15  
Block 240, D.L. 526  
- Situated 1500 Block West 3rd Avenue Under  
4th Avenue ramp to Granville Bridge

The Supervisor of Property & Insurance reports as follows:-

"The above property was leased by way of assignment to Dan MacLures' Taxi (1963) Ltd. for twenty years at a rental of \$140.00 per month, plus taxes.

The lease expires on April 30th, 1976, and the principals of MacLures Cab Ltd., Thomas Montgomery and Beverly W. Hall have requested a renewal and transfer of lessee from Dan MacLures' Taxi (1963) Ltd. to their name. The City Engineer has no objection to renewal.

The area comprises approximately 10,000 sq. ft. and has been improved by the lessee with a gasoline pump and blacktop. It is used in conjunction with the lessee's adjoining land as a taxi cab terminal.

After negotiation, the lessees have agreed as follows:-

Use - Taxi Cab Terminal

Term - 20 years from May 1st, 1976

Cancellation by City - on 12 month's notice at any time after the first five years

Rent - For first 2½ years \$282.00 per month, plus 1/12th annual taxes as if levied.

Rental Review - Every 2½ years and to be market rental value of 40 parking places less 20% for expense. Rental to be charged on basis of flat rate, plus taxes.

Liability - Lessee to hold City harmless for loss or damage caused by objects falling off Granville Bridge or ramps.

Lessee to insure the City against loss caused by Fire

Restrictions - Lessee to temporarily vacate area if required by the City Engineer.

By-laws - Lessee to obey all City By-laws.

Condition - Lessee to keep property in a clean and tidy condition and to restore the property to a condition satisfactory to the City Engineer within 90 days of the last day of occupancy.

Agreement - Satisfactory to the Director of Legal Services and to be drawn in the names of Thomas Montgomery and Beverly W. Hall as requested by MacLures' Cabs Ltd.

The Supervisor of Property & Insurance is of the opinion that the suggested rent is realistic.

RECOMMENDED That this property be leased to Thomas Montgomery & Beverly W. Hall, subject to the foregoing condition."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, February 20, 1976.....(PROPERTIES - 2)

CONSIDERATION AND RECOMMENDATION

2. Minaki Lodge, 1138 Nelson Street  
Lease arrangements and Cost Estimates

The Supervisor of Property and Insurance reports as follows:

"City Council recognizing the special problems regarding relocation of the remaining 25 tenants in Minaki Lodge, passed the following motion on September 16, 1975:

'That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975, with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere'.

Subsequently, School and Park Board representatives indicated their approval of this arrangement.

Later, on September 23, 1975, City Council resolved that the lease to Loomis Holdings be reviewed in two years from September 23, 1975.

Then on December 9, 1975, City Council after considering a report of the City Manager dated November 28, 1975, and after hearing a delegation from Loomis Holdings Ltd. recommended as follows:

'That the Supervisor of Property and Insurance report back on the minimum amount required to operate this building on a two-year lease basis with an option to renew for a further one-year; not necessarily bringing the building up to By-Law standards'.

Preliminary estimates shown in the report of December 9, 1975, indicated the following costs:

Mandatory repairs and maintenance pursuant to City By-Laws	\$66,700.00
Optional repairs and maintenance requested by Minaki Lodge	\$23,000.00
	<u>\$89,700.00</u>

Contractors' estimates have now been received on all items required to bring Minaki Lodge up to minimum By-Law standards as follows:

Fire By-Law requirements	\$26,048.75
Health By-Law requirements	5,048.40
	<u>\$31,097.15</u>

In addition it is estimated \$22,000.00 will be required to be expended by the City as required for minimum necessary repairs and maintenance	\$22,000.00
	<u>\$53,097.15</u>

The \$22,000.00 estimate covers required repairs and maintenance for such items as:

roof and eavetrough repairs, general carpentry, heating repairs, plumbing, stair elevator, chimney and bedding, in an amount of \$10,700.00, plus an estimated sum of \$11,300 for electrical, if ordered to bring the building up to the Electrical By-Laws,



Manager's Report, February 20, 1976 . . . . . (PROPERTIES-

Clause #2 (Cont'd)

Attached for Council's information are copies of letter dated November 4, 1975, from the Fire Warden and memo of December 30, 1975, from the Health Department.

Therefore:

The matter of bringing the building up to minimum Fire, Health and Electrical By-Law standards (in light of its limited life) is placed before Council for its consideration and determination.

The Comptroller of Budgets advises as follows:

- Fire By-Law requirements to be chargeable to Account Code 447/1201 and
- Other mandatory By-Law requirements to be chargeable to Contingency Reserve.
- All normal maintenance to be charged to Sundry Rental Account 9407/182.

The City Manager submits the above estimates to Council for CONSIDERATION and RECOMMENDS approval of the following recommendations of the Supervisor of Property and Insurance:-

- (a) City to grant Loomis Holdings Ltd. a two-year lease of 1138 Nelson Street, Lot 5, Block 22, D.L. 185, from January 1, 1976, with an option to renew for a further one year at a monthly rental of \$1,000.00. Lease to contain a proviso that Loomis Holdings Ltd. will give the City vacant possession of the premises at the end of the lease term or one year renewal and that Loomis Holdings Ltd. will be responsible for the payment of all moving costs. It is noted that by letter dated November 4, 1975, the School Board agreed to the above lease proposal.
- (b) City to grant Loomis Holdings Ltd. a lease of adjoining 1130 Nelson Street, Lot 4, Block 22, D.L. 185, for the same term as Minaki Lodge at the current monthly rental of \$89.59 which is controlled by the Landlord and Tenant Act. This adjoining property to the east is required to house the administrative staff of Minaki Lodge so that they can be on immediate call in case of emergencies.

INFORMATION

3. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
2625 Yale St. Lot A of Lots 138 to 155, Town of Hastings Suburban Lands	Civic Purposes (Juvenile Deten- tion Home)	Johnston & McKinnon Demoli- tions Ltd.	\$23,395.00	8477/401
1115 Comox Street W. & of 19, Blk. 22, D.L. 185	Nelson Park Site	Litchfield Bulldozing & Demolition Ltd.	\$ 1,035.00	4189/
5519 Melbourne St. Lot 23, Blk. 7, D.L.'s 36 & 49	Non-Market Family Housing	George Muys	\$ 550.00	4952/807

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

RECOMMENDATION

4. Acquisition of  
2780 S.E. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"The above property, (2780 S.E. Marine Drive), which is located on the south side of S.E. Marine Drive, west of Jellicoe Street has been offered for sale to the City of Vancouver. The property abuts a City-owned lot legally described as East half of Block 66.

This property comprises a large parcel, 159 feet by 381 feet ±, having an area of approximately 1.41 acres, and is zoned C.D.1. The adjoining City lot has an area of 1.38 acres, assembled with above property would provide a marketable industrial site of 2.79 acres. CD -1 zoning in this area permits Industrial development.

Following negotiations with the owners, they are prepared to sell for the sum of \$271,385.00 as of February 29, 1976.

The Property Endowment Fund Board has reviewed this proposal and resolved that the purchase be taken to Council for ratification.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the property legally described as West half of Block 66, D.L. 258 & 329, for the sum of \$271,385.00 on the foregoing basis, chargeable to Code No. 4749/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Acquisition for Non-Market Housing  
Kitsilano Area, 1850, 1852, 1856  
West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"On August 12, 1975, City Council, "In Camera", approved the report of the Standing Committee of Council on Housing and Environment dated June 25, 1975, respecting Arbutus-Burrard Connector Lands. This report recommended under Item "A", 'that it be established as a policy, the City acquire the necessary lands in Blocks 266 and 267, as passed by Council's Resolution on May 6, 1975. Because of the shortage of funds, purchases could not be proceeded with without further reports to Council.'

It is noted that in Block 267, four privately-owned parcels remain to be acquired to give the City ownership of all RM-3A lands in this block.

In this regard, the owner of Parcel "A" of Lots 5, 16 and 17, Block 267, D.L. 526, Plan 590, 1850, 1852 and 1856 West 5th Avenue has agreed to sell her property to the City. This is one of the four privately owned parcels referred to in the previous paragraph.

Clause #5 (Cont'd)

This consolidated site containing a total of 7400 square feet and zoned RM-3A is composed of three parcels. The first parcel fronting on 5th Avenue measuring 10' X 120' provides access to two 62' X 50' parcels at the rear abutting the Railway Right-of-Way.

The two 62' X 50' parcels are improved with three dwellings, a workshop and a shed, all erected in 1908.

1850 West 5th Avenue is the principal dwelling being a 1½ storey, non-basement, frame structure with a main floor area of 1850 square feet. This improvement contains seven rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by a gas-fired, automatic furnace.

1852 West 5th Avenue is a one storey, non-basement, frame structure with a main floor area of 480 square feet. This dwelling contains three rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation, and is heated by a gas-fired, wall space heater.

1856 West 5th Avenue is a one storey, non-basement, frame structure with a main floor area of 524 square feet. This dwelling contains four rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by a gas-fired, wall space heater.

These three residences are in fairly good condition for age and type and are all currently rented to relatives of the owner at a total monthly rental of \$400.00.

The workshop measuring 16' X 15' contains a gas heater and is served with electric power. This improvement is in good condition.

Condition of the small shed (14' X 8') is poor.

Following negotiations with the owner's solicitor, he has advised that his client is prepared to sell for the sum of \$109,525.00 as of February 29, 1976. This price is considered to be fair and equitable and representative of market value in the area and is endorsed by the Central Mortgage and Housing Corporation. It is proposed to continue renting these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$109,525.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program, Implementation Fund Account # 810/605."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Manager's Report, February 20, 1976.....(PROPERTIES - 6)

6. 517 Hamilton Street  
Renovations to Second Floor

The Supervisor of Property & Insurance on the instructions of the Property Endowment Fund Board reports as follows:-

"In 1969 the City leased the main floor of 517 Hamilton Street for 10 years for Social Service Department purposes.

On May 1st, 1973, Council, "In Camera", authorized the Supervisor of Property and Insurance to negotiate for possible purchase of the property. In November 1973 City Council authorized the purchase of the building. Prior to the acquisition, on April 30, 1973, Council instructed the Supervisor of Property and Insurance to acquire the lease of the 2nd floor (used as a hotel) to eliminate disruption of City staff on the ground floor. The lease was acquired and the occupants of the 2nd floor were given Notice to Vacate.

The second floor has remained vacant since that time. The main floor was subsequently vacated by the Provincial Government. In September, 1975, Council approved funds for the improvement of the main floor to accommodate City staff, and Construction and Maintenance Division will shortly be in a position to proceed with these improvements.

The Property Endowment Fund Board, on December 5th, 1975, in reviewing this property, requested that estimates be obtained on the cost of alterations and renovations to permit the 2nd floor to be operated as a hostel. The Construction and Maintenance Division advised that the beam system carrying the 2nd floor is inadequate and new beams must be installed if the 2nd floor is to be used again; it will be necessary to provide a secondary means of egress; and further that development of the 2nd floor at a later date would be more costly as many services for the second floor are in the floor/ceiling system, necessitating installation from the first floor.

Several alternative schemes and estimates were prepared by the Construction and Maintenance Division. The Property Endowment Fund Board examined these schemes and recommended, because of apparent shortage of hostel accommodations in this area, that the City proceed with renovations to provide 23 sleeping rooms at minimal standard, cost of these renovations to be \$124,000.00. In addition to this, \$11,500.00 will be required for furnishings. Central Mortgage and Housing Corporation have indicated that there should be no problem in obtaining R.R.A.P. Funds from the Federal Government provided that the hostel is operated by the City of Vancouver Non-profit Corporation.

Because of the apparent shortage of hostel accommodations in this area, it is  
RECOMMENDED that approval be given for the Construction and Maintenance Division to proceed with plans to alter the second floor of 517 Hamilton Street to provide 23 sleeping rooms at minimal standards and that funds totalling \$135,500.00 be provided through the Property Endowment Fund and further that application be made to Central Mortgage and Housing Corporation for funding under R.R.A.P."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

INFORMATION

7. Tenders for Properties - Langara Lands and Enclave One, Champlain Heights

The Supervisor of Property and Insurance and the Director of Planning report as follows:

"Enclave I - Champlain Heights

Tenders for Sites One and Three in Langara and for Enclave One in Champlain Heights were opened at 9:30 A.M. February 9, 1976. No tenders were received for Enclave One Champlain Heights.

Langara Sites

One tender, from Nu-West Development Corporation, was received for the two Langara Sites. However, the information that the City requested be provided with offers to purchase, such as site lay-out, plans, elevations perspective sketches, schedules of areas and calculations etc. was not submitted and the proposal basically is a suggestion that the guidelines set by Council and the conditions for this site under the CD-1 zoning be changed.

The Langara housing concepts were developed after a long process of work with consultants and a Citizen Committee. The Consultants' proposals for the family housing emphasized low height and ground coverage and the density recommended was 12.5 units per net acre. Subsequent Council actions raised these figures to 16 on Lot 1 and 15 on Lot 3. The proposal is for 30 units per acre.

While a development at about twice the number of units per acre than presently approved, might be possible within, or not significantly above, the floor space ratio applicable to Lots 1 and 3, through introduction of smaller units throughout and lowering the proportions of the larger units, it would obviously result in a much more intensive development and greater numbers of residents than originally contemplated.

Under the present zoning and approved conditions of development for these two sites, the proposal submitted by Nu-West Development Corporation is not acceptable. If consideration is given to changing the guidelines, as suggested in the submission primarily by increasing the number of units per acre, other developers would undoubtedly be interested.

In normal situations when a call for tenders on City lands does not produce an acceptable bid at the time of opening the tenders, the lands have remained on the market and bids received by the Supervisor of Property and Insurance. This is a policy approved by Council. The above sites will be handled in this manner unless Council wishes to take other action."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance and the Director of Planning to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 283

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

February 5, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, February 5, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

CLERK: J. Thomas

RECOMMENDATIONS:

1. Residential Rehabilitation Assistance Program

On December 9, 1975, Council approved a recommendation of the Standing Committee on Housing and Environment that representation be made to the Federal Government to request rehabilitation grants and loans be extended to owners of buildings providing hostel units other than non-profit organizations.

The Chairman advised that he had received a communication dated January 27, 1976, from the Program Director of Neighbourhood and Residential Improvement, C.M.H.C., Ottawa, acknowledging Council's concern and stating that a number of possible methods of making loan monies available to private hostel and rooming house owners had been examined by his division but it was impossible to circumvent Section 341 (1) (b) of the National Housing Act which limited C.M.H.C. lending to the owner of a family housing unit or of housing accommodation of the hostel or dormitory type for the purpose of assisting in the repair, rehabilitation, and improvement thereof where the owner is a non-profit corporation as defined in Section 15.1(3) and described in Section 15.1(2).

The Chairman also made reference to communications in support of Council's decision received from Arthur Lee, M.P. for Vancouver East, and Downtown Eastside Residents' Association.

Ms. Libby Davies expressed D.E.R.A.'s concern and advised that many owners were in favour of upgrading their premises but could not afford to do so without financial assistance. Some were being threatened with prosecution.

Following discussion, it was

RECOMMENDED,

- A. THAT the Downtown Eastside Residents' Association submit to the Standing Committee on Housing and Environment for further consideration a list of premises in the downtown core area suitable for rehabilitation, together with the number of rooms and the names and addresses of owners and lessees.

FURTHER THAT pending prosecutions relating to premises on D.E.R.A.'s list be delayed where appropriate.

2. Secondary Suites Plebiscite

Consideration was given to the Manager's Report dated February 4, 1976, in which the Director of Planning reported on plebiscites on secondary suites which, as a result of Council's instruction of January 17, 1975, had been carried out in sub-areas of RS-1 zones of Kitsilano, Cedar Cottage, and Grandview-Woodlands. Residents had been

Report to Council  
 Standing Committee of Council  
 on Housing and Environment  
 February 5, 1976 . . . . . 2

Clause 2 Cont'd

asked if they were in favour of additional accommodation (one family dwelling unit plus one self-contained suite).

The results were summarized as follows:

	Eligible Voters	Voter Response	Positive Response
Cedar Cottage 1	37	40.54%	73.33%
Cedar Cottage 2	227	42.73%	67.37%
Cedar Cottage 3	176	43.75%	78.95%
Cedar Cottage 4	304	48.03%	64.75%
Cedar Cottage Overall	744	45.03%	69.23%
Grandview-Woodland 1	529	47.26%	59.41%
Grandview-Woodland 2	265	42.64%	37.84%
Grandview-Woodland 3	484	51.24%	49.59%
Grandview-Woodland Overall	1278	47.81%	51.35%
Kitsilano 1	142	63.38%	46.51%
Kitsilano 2	141	53.19%	72.00%
Kitsilano 3	448	63.62%	41.22%
Kitsilano 4	304	57.24%	44.12%
Kitsilano 5	811	63.13%	33.95%
Kitsilano 6	176	51.14%	42.70%
Kitsilano 7	368	63.04%	42.92%
Kitsilano Overall	2390	61.00%	41.37%."

The Director of Planning advised that the Planning Department would be reporting to the Standing Committee on Planning and Development with detailed recommendations for each of the three local areas, concerning a policy towards secondary suites.

Following discussion, it was

RECOMMENDED,

A. THAT the Planning Department be instructed to explore rezoning to permit secondary suites in the following areas:

1. all of Cedar Cottage
2. Area I of Grandview-Woodlands
3. Area II of Kitsilano

and report back to the Standing Committee on Housing and Environment on rezoning recommendations.

B. THAT the Manager's Report dated February 4, 1976, be received.

3. 1934 Barclay Street

Alderman Bird referred to the condition of a vacant house at 1934 Barclay Street which he had observed during a recent tour of the West End.

It was,

RECOMMENDED,

THAT the owner of 1934 Barclay Street be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate same under the provisions of the Standards of Maintenance By-law.

Cont'd . . .

Report to Council  
Standing Committee of Council  
on Housing and Environment  
February 5, 1976 . . . . . 3

INFORMATION:

4. Site at Second Avenue and Wallace

The presence of representatives from Penta Housing Co-operative and Dunbar Village Co-operative was acknowledged and reference was made to their letter dated January 28, 1976, (circulated), requesting a meeting to discuss land costs. The delegation was advised a meeting would take place in the community on Monday, February 9, 1976, and therefore, it was

RESOLVED,

THAT the communication from the Penta and Dunbar Village Housing Co-operatives be referred to City staff for study and preliminary discussion.

The meeting adjourned to reconvene "In Camera"

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 284



REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



FEBRUARY 5, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 5, 1976 at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney

ABSENT: Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Proposed Pub - 6069 West Boulevard

The Committee had before it for consideration a memorandum dated 19th January 1976 from the City Clerk which advised as follows:

"On October 7, 1975 the Council instructed a pub plebiscite be held in connection with the application to operate a pub at 6069 West Boulevard. This was confirmed by resolution of Council on December 9, 1975.

Enclosed is a communication from Mrs. C. M. Murphy (circulated) advising of withdrawal of their application for a pub at this particular location.

In view of this information, I would recommend no further action be taken to proceed with this pub plebiscite."

The City Clerk, Mr. D. H. Little, appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT no further action be taken to proceed with a pub plebiscite on the application of Mr. and Mrs. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard.

INFORMATION

2. Juveniles in Licensed Cabarets

The Committee, at its meeting on 27th November 1975, resolved

- a) THAT the Committee request the Police Department and City Centre Youth Resources to prepare a joint report to the Committee on the operation of the Seymour Street cabaret known as Faces;

Clause No. 2 Continued

- b) THAT the Director of Permits and Licenses, in consultation with the Police Department, prepare a report to the Community Services Committee on City establishments which are licensed to sell identification cards; such report to include what methods such establishments take to establish the true age and identify of a customer before issuing them with an identification card.

The Committee had before it for consideration a Manager's report dated 23rd January 1976 (copy circulated) on Juveniles in Licensed Cabarets and a letter dated 29th December 1975 from Deputy Chief Constable R. B. Cray (copy circulated) which advised that the only record of a juvenile being found in the Faces Cabaret at 795 Seymour Street was the case of the 15-year old girl which the Committee had previously discussed.

The Director of Permits & Licenses and representatives of the Police Department appeared before the Committee on this matter.

The Chairman noted that when certain beer parlours consistently broke Liquor Administration Branch and City regulations, the Committee recommended business licenses be suspended and Council supported this action. A similar approach to cabarets would be a much more effective and expeditious way to deal with problem cabarets than through the criminal process.

A representative of the Police Department told the Committee the police have been finding "a lot of people under 19" in downtown area cabarets and that many of these cabarets are not checking customers for proper identification. The police spokesman, on the matter of false ID cards, told the Committee these are cards with the bearer's name, photograph, age, height, weight and address on them and businesses which produce them will do so for anyone who brings in a birth certificate. The policeman pointed out, however, that anyone could borrow someone else's birth certificate and obtain these ID cards.

The policeman added that while these cards are not acceptable identification under Liquor Administration Branch regulations, many clubs do accept them. The Committee noted the following from the Manager's report dated 23rd January 1976:

" The Liquor Administration Branch advise that all applicants for liquor licenses are informed that the only identification acceptable to them are:

1. Valid drivers license
2. Passport
3. B.C. Identification card issued by the Motor Vehicle Branch
4. Naturalization Certificate

All the above have a photograph of the person to whom it is issued.

The Liquor Administration Board also advise that an order was issued to all operators of cabarets on November 21, 1975, which reads as follows.

- "1. That the licensee shall not permit any minor persons to be on the licenced premises during the hours that the premises are being operated as a cabaret.
2. That adequate door control is provided and maintained during the time that the premises are being operated as a cabaret to ensure that no minor persons are permitted to enter the licenced establishment."

Clause No. 2 Continued

"The instructions issued by the Liquor Administration Branch places the onus, of determining whether or not a person is nineteen years of age or over, entirely on the operator of premises licensed to sell liquor. If the operators of these premises fail to follow the guidelines as explained to them, they are faced with the possibility of having their license suspended by either the City or the Liquor Administration Branch."

The Director of Permits & Licenses advised that if customers in cabarets are not 19 years or older and do not have proper ID cards, then he could suspend their business licenses.

During discussion of the Faces Cabaret, the Committee was told by the police that this club operates on weekends, opening at midnight with a banquet liquor permit and customers bring their own liquor.

Following discussion, it was

RESOLVED

THAT the Police Department be requested to file regular reports with the City Director of Permits & Licenses on licensed cabarets where juveniles are being found, and that the Director of Permits & Licenses then report this information to the Community Services Committee which will consider suspension of the business licenses of such cabarets;

FURTHER THAT the Director of Permits & Licenses report to the Community Services Committee on why the Faces Cabaret at 795 Seymour Street is permitted to operate in a unique manner, using banquet permits, unlike all other cabarets in the downtown area.

RECOMMENDATION

3. Juvenile Detention Facility

The Committee had before it for consideration the 1975 annual report from the Vancouver Family Court Committee (copy circulated) which advised that the Provincial Government's current plans to use Willingdon School as a remand and assessment centre for juveniles have been consistently advocated by the Family Court Committee and that pressure being exercised by those wishing to convert the institution to their own uses or those who do not want a correctional facility in their community be resisted.

Appearing before the Committee for a general discussion on this matter were Mrs. Valerie Meredith, Mrs. Helen McRae and Mr. Anthony Mears of the Vancouver Family Court Committee and the Attorney-General's delegate, Judge Harold Keenlyside, Chairman of the Family and Children's Court Services, with other members of Family and Children's Court Services team of the Attorney-General's Department.

Mrs. Meredith told the Committee the Family Court Committee was appearing before the Community Services Committee to seek support from the City that a remand and assessment centre be established at Willingdon, that the facility was designed for such use, and that if it is not instituted now, it could be years before a new and proper juvenile detention facility is established to serve the Lower Mainland.

Clause No. 3 Continued

There ensued a wide-ranging discussion on problems at Family and Juvenile courts and the recommendations listed in the 1975 report of the Family Court Committee which are as follows:

- a) The probation staff be increased.
- b) The present one month appeal period in consent orders be increased to six months.
- c) The Family and Juvenile Court Judges, prosecutors, and administrators be independent of the Criminal Division.
- d) Cases be scheduled more realistically and that appointments for the hearing of cases be experimented with.
- e) Facilities for the comfort and convenience of families (particularly with regard to refreshments) be expanded.
- f) There be an information officer who would meet persons and inform them as to procedure and when their cases will be heard.
- g) Instead of prosecutors associated with the Criminal Division, there be a Child Welfare Counsel and staff whose ideology is consistent with "the prevention concept of child care" rather than the "crime-responsibility concept" which exists presently.

The desire was expressed by the Family Court Committee that Judges and prosecutors should not be switched back and forth from Family and Juvenile Courts to Criminal Courts; that they should be assigned for at least one year to Family and Juvenile Courts.

Concern was also expressed over the scheduling of cases and how persons often are required to wait half a day or more for a particular court case. Judge Keenlyside replied it is nearly impossible to determine how long cases will take, thus making scheduling difficult, but that he would discuss this matter with those directly involved.

It was the feeling of the Committee that Family and Juvenile Courts do need improvement and that the concerns of the Family Court Committee should be forwarded to Victoria. It was also felt the Family Court Committee should appear more often before the Community Services Committee of Council.

Following discussion, it was

**RECOMMENDED**

THAT Council endorse the use of Willingdon School as a remand and assessment centre for juveniles;

FURTHER THAT a Committee be appointed by Council to meet with the Attorney-General in Victoria to outline the Vancouver Family Court Committee's concerns over Family and Juvenile Courts and urge an upgrading of facilities and methods of operation, including a recommendation that Family and Juvenile Court Judges, prosecutors and administrators be independent of the Criminal Division and be assigned to Family and Juvenile court work for a period of at least one year.

The meeting adjourned at approximately 4:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 284-5

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT



February 5, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 5, 1976 at approximately 3.35 p.m.

- PRESENT: Alderman Bowers, Chairman  
Alderman Bird  
Alderman Cowie  
Alderman Kennedy
- ABSENT: Alderman Harcourt
- CLERK: M. L. Cross

INFORMATION

1. Annual Review of the Planning Department's Work Program.

The Committee agreed to defer consideration of this item to a later meeting when there would be sufficient time for a presentation by the Department and for discussion Tuesday, February 17, 1976 at 2.00 p.m. was suggested.

RESOLVED

That this item be deferred for consideration by the Committee on February 17, 1976.

RECOMMENDATION

2. Harbour Park Developer Proposal: Progress Report.

The Committee considered a report dated January 23, 1976 which the City Manager submitted to the Committee for Information. In the report the Director of Planning describes the development:

PROJECT DESCRIPTION

Two towers, 11 and 12 storeys, terraced backwards on the northeast facade, are proposed. These are linked by a 5-storey "V" structure. All floors above the ground floor (level 118, Georgia Street level) are now for residential use solely. This provides approximately 240 apartments with an average floor area of 1200 square feet, ranging from 850 square feet to 2,000 square feet. Various amenities are provided, also on these levels, for the residents.

No commercial office component is now being considered for this development at any level.

The Georgia Street level ground floor includes a large plaza plus the majority of the retail/commercial space; the remainder of the retail/commercial use is to be located along the northern (waterfront) face of the building at the waterfront walk grade (level 101). An east/west right-of-way has been provided behind (south of) this lower retail/commercial space. Parking for 270 vehicles plus loading and unloading, and garbage pick-up facilities, are provided at the same level (101). Above this parking area, a mezzanine level (109) has been introduced (from the southern boundary of the structure to the right-of-way) to provide parking for approximately 180 vehicles. (Total parking 270 plus 180 = 450.)

Clause No. 2 Continued.

SUMMARY OF USES

Of the 420,000 sq. ft. allowable floor area, approximately 350,000 (85%) will be for residential and associated purposes. The remainder will be for retail/commercial use located on the main ground floor level (the Georgia Street level) with some on the waterfront walk level.

PARKING

Of the approximate 450 vehicle spaces provided, it is anticipated that about 300 must be assigned to satisfy residential requirements. An additional 65 spaces will serve the retail/commercial space, thus allowing approximately 85 spaces for visitors.

Mr. J. Shumiatcher, Architect, pointed out to the Committee the changes that had been made to the original proposal.

The City Engineer reported that a central circulation facility was proposed connecting the Stanley Park Zoo along the Burrard waterfront to the ferry terminal, Gastown, Chinatown and False Creek. Such a facility has been recommended in the Marathon proposals for Burrard Inlet, in the Burrard Inlet Waterfront Committee recommendations and by the Bureau of Transit. The developer was requested to provide for such a facility; the alignment of which to be to the satisfaction of the Director of Planning and the City Engineer. The present design indicates that a streetcar facility could not be provided due to the curvature proposed.

In answer to a query as to why the park design wasn't proceeding at the same time, Mr. L. Foster, Director of Planning, Park Board advised that they required advance funding for a consultant to get seriously into the design question. Preliminary design work has been done by Park Board staff. The total design is beyond existing staff resources and an amount of \$15,000 - 20,000 would be required to retain an outside consultant. Mr. Michael Egan of the Planning Department advised that a completed design and fixed alignment of the shoreline is required as soon as possible in order to carry out negotiations with the National Harbours Board.

With respect to the transit facility through the development Mr. Shumiatcher advised that he had envisaged a "small scale soft tire" proposal. He stated that if it was going to be a vehicle on tracks it would need an exclusive right-of-way as the developers would not want it to go through the buildings. Mr. Egan advised that the Bureau of Transit had indicated they would prefer an exclusive right of way. Messrs. Curtis and Egan indicated the proposed development could contain a shared facility as long as the alignment is straight. This would require a tube 16' high x 25' wide x 460' long through the buildings.

The Committee urged the developers and staff to continue discussions to resolve the matter.

The Committee also agreed that the Social Planning Department need not carry out an examination of social amenity requirements.

Mr. C. S. Fleming, Director of Legal Services advised that the matter of the lease agreement was progressing well. The Committee requested a progress report on the lease agreement be presented to the Committee.

Clause No. 2 Continued.

Mr. L. E. Ryan, City Manager stated that the City is requiring an irrevocable letter of credit rather than a performance bond. Financial competence has been shown by the developers.

RECOMMENDED

- A. THAT the progress report of the City Manager dated January 23, 1976 be received.
- B. THAT the Superintendent of Parks prepare a report for the Committee as soon as possible outlining a proposal for the design process, including what existing staff resources are available, a program and the budget required if an outside consultant is retained.
- C. THAT an examination of the social amenity requirements of the development not be pursued by the Social Planning Department.
- D. THAT the Director of Legal Services prepare a progress report for the Committee on the status of the lease agreement.

(Alderman Kennedy wished to be recorded as opposed to Recommendation C).

3. Second and Sasamat - Scheme of Development.

The Committee had before it a report dated January 22, 1976 which the City Manager submitted to the Committee for Consideration.

Mr. R. Youngberg, Associate Director, Area Planning, advised that Council on December 16, 1975 approved the following recommendations of the Committee dated December 4th:

- "A) That the Director of Planning be instructed to apply for rezoning of the area to CD-1 with uses being single family housing, at RS-1 density; with the layout and design of the housing to be to the satisfaction of the Director of Planning.
- B) That in the interim, the Director of Planning recommend an appropriate number of units that could be fitted on the site, taking into account the developer's requested number of units; to be reported to Council prior to the public hearing."

The rezoning application cannot be completed until Council has determined the density for the development. Two options are proposed by the Director of Planning:

- (1) A density of six and four units for the southerly and northerly sites respectively
- OR
- (2) A density of seven and five units for the southerly and northerly sites based on the principle of some units of housing being closely spaced together to maximize usable open space and preservation of views through the project.

In both options, the Floor Space Ratio would not exceed F.S.R. 0.6 and a height limit of two storeys plus a cellar or one storey plus a basement. On selection of one of the above two options, the Director of Planning will be able to complete the application for rezoning and submit such application direct to Public Hearing together with a report from the Vancouver City Planning Commission."

Clause No. 3 Continued.

Messrs. I. Goldenberg and M. Gropper, developers, Mr. B. Downs, Architect and Mr. Clement, representing the property owners of the area were present for the discussion.

With the aid of a model, Messrs. Goldenberg and Downs indicated to the Committee how the development is cut down into the slope thus protecting the view corridor of the neighbours. Mr. Downs stated that the houses would contain approximately 2,000 sq. ft. and if some consideration could be given to allowing basements rather than cellars, the bulk of the building could be kept down.

After discussion, the Committee

RECOMMENDED

- A. THAT a density of seven and five units for the southerly and northerly sites respectively be endorsed with the floor space ratio not to exceed 0.6 and a height limit of two storeys plus basement, the developer to take into consideration the maximization of usable open space and preservation of views throughout the project.
- B. THAT the Director of Planning be instructed to complete the rezoning application and refer direct to a Public Hearing.

INFORMATION

4. Status of Rezoning Applications.

The Committee considered the monthly status of rezoning applications as of January 29, 1976 submitted by the Director of Planning.

After discussion, the Committee

RESOLVED

THAT the monthly status report of rezoning applications be received.

5. Cedar Cottage - N.I.P. - Dedication of City-Owned Lots for Walkway Between Lord Selkirk School & Brewers Parks

The Committee considered a report of the City Manager dated January 23, 1976 (copy circulated) in which the Director of Planning recommends that four vacant city-owned lots on Commercial Street be dedicated as street allowance for a walkway between Lord Selkirk School and Brewers Park and the City issue the local improvement petition for curb and pavement on Commercial Street between East 22nd Avenue and Kingsway.

The City Manager recommended that the four lots be charged to N.I.P. in accordance with normal City practice.

Mr. D. Sinclair, Cedar Cottage Area Planner, distributed project cost estimates (copy circulated). He indicated that if the four lots were dedicated as street allowance, the \$62,500.00 would be a non-shareable capital grant to N.I.P. thus making the City's share \$895,000.00 rather than \$832,500.00.



Clause No. 5 Continued.

After discussion the Committee

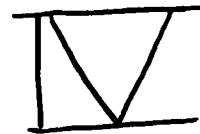
RECOMMENDED

THAT an amount of \$62,500 for the purchase of Lots 52 to 55, South part of Block 12 and one foot Block 14, D.L. 352 for a walkway between Lord Selkirk School and Brewers Park be charged to the Cedar Cottage Neighbourhood Improvement Program.

The meeting adjourned at approximately 5:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 285

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

FEBRUARY 11, 1976

A meeting of the Standing Committee of Council on Community Services was held on Wednesday, February 11, 1976, at 2:00 p.m. at the Carnegie Library, Main and Hastings Streets.

PRESENT: Alderman Rankin, Chairman  
 Alderman Boyce  
 Alderman Marzari  
 Alderman Sweeney

ABSENT: Alderman Volrich

ALSO  
PRESENT: Alderman Harcourt  
 Mrs. May Brown, Parks Board Chairman  
 Mr. D. Bell-Irving, Representing  
 Vancouver Community College and  
 the Library Board.

. . . . .

INFORMATION AND RECOMMENDATION:

1. Carnegie Library - Use of and Financing Renovations to Carnegie Library

Representatives of the Downtown Eastside Residents' Association, Parks Board, Heritage Advisory Committee, Vancouver Community College, Library Board, and other community organizations were present to discuss the public use of this building with the Committee and the financing for renovations to this structure.

The Chairman of the Committee reviewed briefly the history of the building since 1901 when land for the building was donated to the City by the Freemason's Society and \$50,000 in capital was given to the City as a gift from Andrew Carnegie for construction of a public library. It was noted the building has always been used as a public building.

It was also noted that on June 5, 1973, Council approved in principle renovation costs of \$697,500 to use the building as a city health and welfare branch. Plans for such use, however, were dropped when the Provincial Government took over the administration of welfare.

Council on May 27, 1975, approved in principle a proposal put forward by D.E.R.A. for community use of the building. D.E.R.A. since then had applied for a one-third grant from the Community Recreation Facilities Fund. The Chairman also noted that in response to Council's call for proposals late last year for the use of the building, some proposals for commercial use were received.

The Chairman stressed it has always been the feeling of the Community Services Committee that this building should be used as a public facility. Members of the Committee and Alderman Harcourt reiterated their earlier statements that the building should be opened for public use.

Architect Mr. Barry Downs advised the Committee that, at the request of D.E.R.A., he studied the building and on April 30, 1975 advised D.E.R.A. that basic essential renovations which would bring the building up to By-law standards would total \$558,000 including the installation of an elevator.

Cont'd...

He told the Committee this cost would now be approximately \$600,000 or more.

It was noted that the Provincial Government, in response to D.E.R.A.'s request for a one-third grant from the Community Recreation Facilities Fund, requires firm commitment from the City that it has definitely allocated funds in its 1976 Budget for the renovations, before the Provincial Government can approve this one-third grant.

The Committee was advised by the Chairman of the Parks Board, there is apparently a waiting list of projects for grants from the Community Recreation Facilities Fund and there is some uncertainty as to the status of this fund which is presently under review by the new Provincial Government.

In response to a query from the Committee, architect Mr. Barry Downs replied that renovation work can be done in stages with the first stage, including new roof and all mechanical work, (electrical, plumbing and heating) costing \$150,000 to \$200,000.

However, the Committee was urged by Mr. L. Killam that it would be cheaper to do the entire renovation work at once; that staged projects have a history of increasing costs.

Mr. Bruce Ericksen of D.E.R.A., noting the building was built with funds donated to the City expressly for the purpose of building a public library, stated his organization feels the City has an obligation to retain the building for public use. He stressed the downtown eastside has a serious lack and dire need for a public recreation facility and added the Residents' Association does not care who runs the facility as long as it is open to the general public.

D.E.R.A. has already met with representatives of the Parks Board, Library Board, Vancouver Community College, and other organizations and joint use of the building has been discussed by these groups. A suggestion was made that the City's Social Planning Department should examine the building, meet with the various organizations and determine space requirements, advise of programmes and operating budgets and report to Council on the joint operation of the Carnegie Library by these organizations as a community centre.

Following discussion, it was

RESOLVED

THAT whereas the Carnegie Library is a historic site, the history going back to the turn of the century, and whereas the land it is situated on was a gift from the Freemasons and the building was constructed with \$50,000 which was a gift from Andrew Carnegie, therefore the Community Services Committee reiterate its position that the Carnegie Library be used for community purposes in the widest possible sense;

and it was,

RECOMMENDED

- A. THAT Council appropriate \$650,000.00 in the 1976 Supplementary Capital Budget for renovations to Carnegie Library for community use;
- B. THAT Council request a grant of one-third of the renovation costs from the Provincial Government;

Standing Committee on Community Services . . . . . 3  
February 11, 1976.

- C. THAT Council request the Social Planning Department to meet with the Parks Board, Library Board, Vancouver Community College, Downtown Eastside Residents' Association, and other interested community organizations to study the types of programmes, and budgets for such programmes which could be operated by these organizations at the Carnegie Library, and prepare a proposal for the overall operation of the building as a community centre facility.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION


February 12, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari,  
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

COMMITTEE  
CLERK: G. Barden

RECOMMENDATION

1. Preliminary Report on the 1976  
Revenue Budget Estimates

The Committee had for consideration a Manager's report dated February 9, 1976 (copy circulated) in which the Director of Finance gives a preliminary report on the 1976 revenue budget estimates. The preliminary estimates indicate a budget deficit of \$13,619,813 and a projected increase of 14.75% in general property taxes. This budget estimate is before the budget review process and confirmation of the amount of the Provincial Government grant.

The Director of Finance reported that the biggest question mark in drawing up the budget is the amount of the Provincial Government grant. Another area of concern is wage settlements being finalized after the time the budget must be set. The Chairman stated that some work is being done in this area by U.B.C.M. so that wage settlements are finalized by the beginning of the year.

The Committee discussed the Federal guidelines and suggested that the budget be drawn up on the assumption that the Provincial Government grant will be increased by 10% and therefore the Committee should set a target of keeping budget increases to a level which would ensure no more than a 10% increase in taxes.

It was suggested that this amount of paring could not be achieved in the budget review process and would have to be done at the Committee level.

The Provincial Government should be made aware of the need for this additional money as some of the budget expenditures are uncontrollable.

Following further discussion it was

RECOMMENDED

- A. THAT a target be set to limit the 1976 tax increase to 10% based on the assumption of a 10% increase in the revenues received from the Provincial Government;

Cont'd . . .

Clause #1 continued:

- B. THAT a personal appeal for a 10% increase in Provincial revenues be made by the Mayor, Chairman of the Finance Committee and the Director of Finance to the new Provincial Ministers of Finance and Municipal Affairs as soon as possible.
- C. THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1976 Revenue Budget Estimates as submitted, in consultation with the Chairman of the Finance Committee, and
  - (i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council;
  - (ii) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board;
  - (iii) report all adjustments made to the budget during reviews to the Standing Committee on Finance and Administration;
- D. THAT the Manager's report dated February 9, 1976 be received for information.

INFORMATION

2. Five-Year Plan Plebiscite

The Committee was questioned by the City Clerk as to whether or not there would be a five-year plan plebiscite included in the election this year.

The Committee felt it would be premature to make a decision at this time and no action was taken by the Committee.

RECOMMENDATION

3. Fire Fighting Services in British Columbia

The Committee had for consideration a Manager's report dated February 11, 1976 (copy circulated) in connection with a Summary of a report prepared by Dr. H. L. Keenleyside for the Provincial Government on fire fighting services in British Columbia.

The Summary was prepared by U.B.C.M. and they requested comments from all U.B.C.M. members on the effects which the report's recommendations might have on local government operations and finances. It is intended that a U.B.C.M. brief will be developed and submitted to the Provincial Government early in 1976 and any comments and opinions on any aspect of the report will be considered in preparation of that brief.

Clause #3 continued:

On February 10, 1976 City Council approved the Finance Committee's recommendations that the City Manager prepare a brief report to the Committee on items pertinent to the City of Vancouver and that the brief be presented as a separate report to the Provincial Government with a copy to U.B.C.M.

The Manager's report indicates which recommendations the City of Vancouver is prepared to support, which are not applicable to the City of Vancouver and comments on those recommendations the City is in disagreement with.

It was noted that the Manager's comments on recommendation No. 19 deals only with the second half of that recommendation and the report should be amended to make this clear.

Following discussion it was

RECOMMENDED

THAT the Manager's report dated February 11, 1976 be approved as a basis for the submission to the Provincial Government with the above amendment, copies to be sent to U.B.C.M.

The meeting adjourned at approximately 2:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 286-7

PART REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

February 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 3:35 p.m.

- PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy
- ABSENT: Alderman Bird (Leave of Absence)
- ALSO PRESENT: Alderman Boyce
- COMMITTEE  
CLERK: M. Cross

INFORMATION

1. Rezoning Application - South Side  
of West 37th Avenue

Mr. Martin Zlotnik appeared before the Committee and submitted a letter dated February 12, 1976 addressed to the attention of Mr. Spaxman, Director of Planning (copy circulated). Mr. Zlotnik requested a six month's deferment of the Public Hearing set for February 19, 1976, so that the planning issues of the area could be considered and discussions held with residents of the area.

The Chairman advised Mr. Zlotnik that it was his understanding that he was coming to the Committee to request that his application be withdrawn. The Committee would not be able to make a decision with respect to adjournment and suggested Mr. Zlotnik either proceed with the Public Hearing or withdraw his application.

Mr. Zlotnik advised that he would proceed with the Public Hearing.

RESOLVED

THAT Mr. Zlotnik's letter dated February 12, 1976 be received and officials notified that the Public Hearing would proceed.

RECOMMENDATION

2. X-Kalay - Request for a Site in Champlain Heights

The Committee had before it a report dated February 4, 1976 which the City Manager submitted for consideration. In the report the Director of Planning outlined the request of the X-Kalay Foundation Society for Site No. 9 in Areas E and F, Champlain Heights, for housing 75-80 persons in a complex comprising of:

- An administrative building providing offices, gymnasium and communal dining and kitchen facilities.
- Three group housing units for 45 persons (no kitchen facilities).
- Ten conventional units, two to three bedrooms, self-contained units (30-35 persons).

Cont'd . . .



Standing Committee of Council . . . . . 2  
on Planning and Development  
February 12, 1976

Clause #2 continued:

Messrs. D. Berner and J. Hurst of X-Kalay and Mr. G. Massey, Architect, were present.

Mr. R. Youngberg, Associate Director, Area Planning, outlined the history of the Society's attempts to obtain a site in Champlain Heights. He advised that with the decision to construct a Marine Drive-Boundary Road bypass of the South Slopes, a review of the uses and types of housing to be located below South-East Marine Drive will have to be carried out.

Mr. Hurst advised that the drop at the south end of the property would provide a natural barrier to the truck route.

In the report, the Director of Planning advises that if the proposal of X-Kalay is approved in principle, it should be subject to:

- (a) price or lease agreed upon by the City. Recommendations with respect to the terms should be the subject of a further report from the Director of Finance, after negotiations with X-Kalay.
- (b) X-Kalay making a rezoning application and obtaining same. In this regard, X-Kalay would be well advised to have meetings in the community to discuss their proposals, and to take into account the views and concerns of the local residents.
- (c) X-Kalay obtaining a development permit.
- (d) X-Kalay entering into an agreement with the City so that the land reverts back to the City if development does not commence within two years from the date Council should approve the release of the subject property. The agreement on this matter would be drawn up by the Director of Legal Services.

The Director of Finance noted that X-Kalay should not be offered the land until the proposed uses for enclaves 10 and 11 to the east of the site have been decided.

After discussion the Committee

RECOMMENDED

- A. THAT the proposal of the X-Kalay Foundation Society be approved in principle subject to the conditions set out in the report of the City Manager dated February 4, 1976.
- B. THAT prior to making a rezoning application, the X-Kalay Foundation Society hold discussions/meetings with the Baptist Theological College and the residents of the area.

(Alderman Kennedy wished to be recorded as opposed.)

FOR COUNCIL ACTION, SEE PAGE(S) 237

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

February 17, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Kitsilano Planning Office, 2384 West 4th Avenue on Tuesday, February 17, 1976 at approximately 5:05 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird (Leave of Absence)

ALSO PRESENT: Alderman Boyce

COMMITTEE  
CLERK: M. Cross

RECOMMENDATION AND CONSIDERATION

1. Kitsilano Area Planning Programme - Point Grey Road  
Property Acquisition Programme & Development Issues

The Committee considered a report of the City Manager dated February 6, 1976 (copy circulated) in which the Director of Planning recommends the adoption of a set of policies for this area.

Ms. J. Hlavach, Kitsilano Area Planner, advised that in October, 1975 Council approved in principle a number of policies to guide property acquisition and private development on the north side of Point Grey Road. The policies have been modified as a result of discussions with the residents, the Park Board and the Vancouver City Planning Commission:

Policy #1 - That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2 - Property should be considered for acquisition on the basis of opportunity and availability anywhere on the north side of Point Grey Road.

Policy #3 - A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting street ends, and between Balsam and Trafalgar.

Policy #4 - The beach area should remain in its current "natural" condition.

Policy #5 - The Engineering Department be instructed to report back to Council on the development and maintenance of these street ends as mini-parks, in a manner that will improve their usability.

Policy #5a - The Engineering Department be instructed to report back to Council on improved signage and delineation of access points and on improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Pioneer Park).

Clause #1 continued:

Policy #6 - The Director of Legal Services be instructed to prepare an amendment to the Zoning and Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer, who would give regard to structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.

Policy #7 - No construction or building be permitted at the base of the cliff.

Policy #8 - The Director of Legal Services be instructed to prepare a CD-1 zoning schedule for the area that would establish a rear building line as indicated in Appendix I.

Policy #9 - Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

Policy #10 - Ground level decks be permitted beyond the northerly building line that is established, but in no case shall they overhang the cliffs edge.

Policy #11 - No side yard relaxations be granted for new developments.

With respect to Policies #1, 2 and 3, Ms. Hlavach advised that rather than purchase on the basis of priority areas, property would be purchased on the basis of willing seller, preferably on lands abutting street ends and land between Balsam and Trafalgar Streets. It was suggested that perhaps parks could be developed at street ends and locations where the City has already acquired property thereby creating a variety of houses and parks along Point Grey Road, enabling some of the houses to be preserved. Commissioner May Brown, Chairman of the Park Board, advised that the Board would like an opportunity to develop parks in an imaginative and innovative way such as this. Also discussed was the possibility of transfer of development rights from the north side of Point Grey Road to the south side, enabling higher density development, and thereby providing monies for the acquisition of property on the south side.

Members of the audience requested that Policy #2 specifically state that property would not be expropriated.

Ms. Hlavach advised that the following two policies considered in September, 1975 had been deleted:

- Clearance of land should only occur where large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared.
- Demolition of the existing houses should not occur until the housing situation in Vancouver eases.

The Committee felt that the disposition of the acquired property and buildings should be left to the discretion of the Park Board and there should be a policy statement to that effect.

In Policy #6, the Committee agreed to change the word "seawall" to "retaining wall" and "existing land form" to "previous land form".

A lengthy discussion with members of the audience ensued with respect to Policy #8; establishing a rear building line by utilizing a CD-1 zoning schedule. The CD-1 zoning would be based on the existing RS-2 and RT-2 regulations and the following:

- (a) the rear yard requirement and building line as indicated on the map to be attached to the CD-1 zoning schedule.

Clause #1 continued:

- (b) the regulation of retaining walls as far as design and structural safety is concerned.
- (c) permissible parking of vehicles in the front yard as long as a landscaped area, satisfactory to the Director of Planning, is provided.
- (d) permissible to move on the site an existing multiple-conversion dwelling to the rear building line.

It is also recommended that no townhouses or purpose designed apartments be permitted.

Commissioner Brown indicated that the Park Board is opposed to the location of the rear building line in the 3500 Block Point Grey Road as this is the area where the most change will occur. If the proposed building line is endorsed, all the houses will expand their dwellings back to the rear and possibly double their size. This would also increase property values in terms of what the Park Board would have to purchase. The CD-1 zoning schedule should freeze the location of homes that are there now. The Chairman stated that in most cases the proposed building line would reduce the area in which people could build; he suggested a re-thinking of the line in the 3500 Block.

The amended policies read as follows:

Policy #1 - That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2 - Property should be considered for acquisition only on the basis of opportunity and availability anywhere on the north side of Point Grey Road, and not by expropriation.

Policy #3 - A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting street ends, and between Balsam and Trafalgar.

Policy #4 - The beach area should remain in its current "natural" condition.

Policy #5 - The Engineering Department be instructed to report back to Council on the development and maintenance of these street ends as mini-parks, in a manner that will improve their usability.

Policy #5a - The Engineering Department be instructed to report back to Council on improved signage and delineation of access points and on improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Pioneer Park).

Policy #6 - The Director of Legal Services be instructed to prepare an amendment to the Zoning and Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer, who would give regard to structural adequacy and safety. In no case, however, may retaining walls be constructed to extend the previous land form at the top of the cliff.

Policy #7 - No construction or building be permitted at the base of the cliff.

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Clause #1 continued:

Policy #8 - The Director of Legal Services be instructed to prepare a CD-1 zoning schedule for the area that would establish a rear building line.

Policy #9 - Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

Policy #10 - Ground level decks be permitted beyond the northerly building line that is established, but in no case shall they overhang the cliffs edge.

Policy #11 - No side yard relaxations be granted for new developments.

Policy #12 - Decision with respect to the use of acquired sites and buildings on the north side of Point Grey Road shall be left to the discretion of the Park Board.

RECOMMENDED

- A. THAT Policies #2, 3, 4, 5, 5a, 6, 7, 9, 10 and 11, as amended, be endorsed;
- B. THAT Policy #8, as amended, be endorsed in principle; and the Park Board and the Director of Planning recommend to the Director of Legal Services an alteration of the proposed rear building line in the 3500 Block West Point Grey Road.

The votes resulted with respect to Policies #1 and 12 and the following is put forward for the CONSIDERATION of Council:

THAT Policies #1 and 12 be endorsed.

(Aldermen Bowers and Cowie were opposed to Policy #1 and Aldermen Harcourt and Kennedy were opposed to Policy #12).

The meeting adjourned at approximately 7:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 274-5

PART REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING & DEVELOPMENT

February 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 3:35 p.m.

PRESENT: Alderman Bowers, Chairman  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ABSENT: Alderman Bird (Leave of Absence)

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: M. Cross

INFORMATION

1. Annual Review of the Planning Department's  
Work Programme

The Committee commenced consideration of the above on Thursday, February 12, 1976 but due to lack of time, reconvened to continue discussion at 2:00 p.m. on Tuesday, February 17, 1976 with Ald. Bowers, Cowie and Kennedy present, as well as Ald. Boyce and Volrich.

The Committee considered a report dated January 28, 1976 which the City Manager submitted for consideration (copy circulated) forwarding a copy of the report entitled "Annual Review 1975/76, January, 1976" prepared by the Planning Department (on file in the City Clerk's office).

During the second portion of the meeting, the Committee also considered a report dated February 12, 1976 (copy circulated) in which the City Manager submitted comments of the City Engineer for the information of the Committee and recommended that the items raised by the City Engineer be referred back to the City Manager for review with the affected Departments.

Mr. R. Spaxman advised that this was the Department's third annual review and was intended to present an evaluation of the Department's performance in 1975 as well as the new goals for 1976. A number of items which deserve to be highlighted as major accomplishments are:

- In keeping with the department's goal to assist in the long term development of the city by developing comprehensive policies; plans were prepared and approved by Council for the Downtown Area, West End, Kitsilano and Design guidelines were approved for Central Broadway.
- The comprehensive zoning schedules for the above areas are designed to provide for increasing flexibility of action. To accomplish this, a new administrative structure was established providing for a Development Permit Board.
- To assist overall policy planning, an interdepartmental Plan Review Committee was established. Through this action the increased possibility of plans reflecting the needs of a broad range of interests is noted with enthusiasm.

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Clause #1 continued:

- The Department continued to fulfill its goal of replanning and upgrading areas of the City requiring physical improvement through the continuation of Local Area Planning and Neighbourhood Improvement Programs in Kitsilano, Cedar Cottage and Fairview and the initiation of new programs in the Downtown Eastside, Mt. Pleasant and Grandview Woodlands.
- The Department was pleased to receive the Park and Tilford Design award, the Heritage Canada National Award and special mention in the Vincent Massey award for design excellence in the Gastown Area.'

A brief breakdown of the Department organization, number of staff, work programmes, percentage of Departmental budget of \$1,947,000 etc. is as follows:

Administration - two persons; 5% of the budget;

Area Planning - seventeen persons; responsible for Neighbourhood Improvement Programmes, Local Area Planning, monitoring other areas, current projects; 13½% of the budget;

Central Area Planning - thirteen persons; responsible for Central Area Planning, zoning and development control as well as detailed studies in the Central Area; 18% of the budget;

Overall Planning - eleven persons; responsible for policy planning and research, planning in the Regional Context, Overall City Planning; 13% of the budget;

Special Services - ten persons; responsible for Urban Design and and Special Projects, job control; 13% of the budget;

Staff Services - eighteen persons; responsible for graphic and stenographic services, budget control; 15½% of the budget;

Zoning - eighteen persons; responsible for processing of development permit, subdivision and strata title applications, Board of Variance, and development control; 22% of the budget.

Mr. T. Droettboom, Planner III, Overall Planning Division, advised that the major task for the Policy Planning group is to prepare a comprehensive overall policy plan. The Plan Review Committee which reviews background papers on various issues, prepared by various affected Departments, was established to guide the development of overall City planning policies. A preliminary compilation of existing policies was prepared for information. Informal "discussion sessions" have been held with Council on population, housing and employment, to give them a clearer understanding of issues facing the City.

After discussion at the Plan Review Committee, other background policies (i.e. finance, commercial and industrial land uses, recreation and leisure, environmental management, municipal servicing, community social services, transportation, issues of public safety) will be presented to Council.

The Research and Information Group of the Overall Planning Division provides services to the public, Council, the Planning and other City Departments. Four issues of the "Quarterly Review" were published detailing the socio-economic characteristics of local areas in the City and major trends affecting the City.

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Clause #1 Continued:

The Division provides assistance to non-market housing sponsors and participates with the G.V.R.D. Technical Planning Committee, inter-governmental housing committees, and the Airport Planning Committee.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the primary function of the Area Planning Division is to administer local area planning programmes with priority being given to those areas undergoing social and physical change. Local Area Planning Programs were carried out in Kitsilano, Fairview, Cedar Cottage and were commenced in Grandview-Woodlands and the Downtown East Side. The division monitored projects in other priority areas such as Mount Pleasant, Riley Park, Marpole and Hastings. Neighbourhood Improvement Programmes are underway in Kitsilano, Cedar Cottage, Mount Pleasant and the Downtown East Side. Area studies have been carried out for Champlain Heights and the Fraser River.

In 1976 the Division hopes to complete the planning stage in Fairview Slopes and in Kitsilano carry on implementation of N.I.P. In Grandview Woodland, the local area planning program will be formalized, a plan for apartment zoning will be prepared and portions of the area designated for N.I.P. funding subject to being able to provide some support staff for the Area Planner.

It is anticipated that a plan for the Downtown Eastside will be completed by summer and implementation of most of the projects by the end of 1976.

In Mount Pleasant, a policy plan will be prepared and priorities set for N.I.P. projects.

In Cedar Cottage, Neighbourhood Improvement Programs will be implemented and plans prepared for the commercial and industrial areas.

The Division will monitor areas that have no planning services at the moment and continue to review Neighbourhood Improvement Programmes.

At this point the Committee discussed participation by Aldermen in each of the local areas and it was suggested that the liaison member of Council for each local area attempt to work more closely in 1976 with the planner and the citizen's committees.

It was also suggested that the Planning Department arrange a work shop in the near future and invite representatives of the citizen's committees to get together with members of Council to discuss the successes and failures of local area planning programs.

Mr. D. Hickley, Assistant Director, Central Area advised that the Division had completed revised zoning for Downtown, West End and Central Broadway and instituted new development control procedures within the Central Area i.e. establishment of the Development Permit Board. One-quarter of staff time in the Division is taken up reviewing development proposals.

A zoning by-law is being prepared for the Burrard Inlet Waterfront. False Creek Area Development Plans are being prepared for Area 10 (B.C. Central Credit Union), Phase 2 of Area 6, and Area 9 (Granville Island).

The Division is working on West End parking policy, Chinatown parking guidelines i.e. appearance of parking lots, and a central area transit plan including the ferry terminal, in consultation with Engineering and other agencies.



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Clause # 1 Continued:

The Urban Design section is working on guidelines for Robson Square (in conjunction with the architects) Burrard Inlet Waterfront, West End and Central Broadway.

The Division is preparing a report on open spaces Downtown. Rather than a study of mini parks east of Denman Street, 'beautification' of Denman is being considered.

Detailed area studies are being carried out for Areas 1, 3, 4 & 5 in False Creek, Robson Street, Chinatown and Yaletown.

The Housing Planner will develop a Central Area housing policy and guidelines for downtown living.

Mr. A. Floyd, Group Leader, Development Permit Group, advised that the Zoning Division consists of three groups:

Zoning and Administration - process rezoning applications (55 in 1975 - 67% over 1974) administrative and secretarial services to the Board of Variance (464 appeals processed) commence comprehensive review and updating of zoning and subdivision by-laws, working with consultants on preparation of Information booklets for developers and the general public.

Subdivision - process subdivision and strata title applications (161 and 57 respectively in 1975). The processing time for these applications has considerably improved and they are now processed within three weeks.

Development Permit - process development permit applications (272 outright and 1554 conditional in 1975). The development permit process has been improved and the complaints have diminished.

Discussion centred on the function of the Development Permit Board. Mr. Spaxman advised that the process is working but it is more cumbersome and requires a lot of staff time. No real contentious issues have emerged as yet and no developments have had to be referred to Council. Applicants still have the appeal process through the Board of Variance if their application is turned down.

With respect to rezoning applications, discussion centred on whether there should be a Public Hearing to approve the principle of a development and to inform residents of an area and obtain community response, prior to developers going to great expense and then having their development turned down. Mr. Spaxman advised that when a rezoning application is received it is added to the monthly status report which goes to Committee. If Council wishes, when the development is reported to them for referral to Public Hearing, the development could first be considered at a public meeting in the area, and after community response is known, referred to Public Hearing.

Mr. A. D. Geach, Assistant Director, Special Services, advised that this Division was established to provide planning services on special projects that arise and need immediate response i.e. Strathcona Rehabilitation Committee, Britannia Community Services Centre and Langara Land Disposal. The Division, in consultation with the Sign Industry and other Departments, prepared a new Sign-By-law and developed a procedure for evaluating applications for super graphics and wall murals.

The heritage programme, service to Urban Design Panel and budgeting system and job scheduling are included in the Division as well as Staff Services - the stenographic and graphics sections.

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Clause #1 Continued.

Messrs. W. H. Curtis and K. Dobell advised that the document establishes the responsibilities and objectives of the Planning Department for 1976 and thus affects other departments involved in similar responsibilities; they are concerned that there is an overlapping of responsibilities and duplication of staff time between departments.

Mr. Dobell pointed out some Engineering Department concerns with respect to duplication of mapping procedures, and studies related to parking policies in the Downtown, Chinatown and West End; transportation planning; comments on physical improvements to streets; and other studies.

The Manager suggested that the issues raised by the City Engineer be referred to him for review by the affected departments.

Mr. Spaxman advised that in order to improve the communication between departments, the City Manager has established a Plan Review Committee where the dialogue with respect to departmental functions should be carried out. Mr. Egan, Director of Social Planning, advised that currently there is a sharing of responsibilities between his Department and the Planning Department.

With respect to a query about discretionary authority, Mr. Spaxman advised that it was good to have the discretion as far as enabling innovation and creativity in designs, but he felt one individual should not have to be responsible--it should be done publicly so that a decision can be questioned. If the Development Permit Board is successful, he recommends its authority be extended across the whole City.

After further discussion, the Committee

RESOLVED:

- A. THAT the Director of Planning and his staff be commended for their presentation and that the report of the City Manager dated January 28th, 1976 be received.
- B. THAT the issues raised by the City Engineer contained in the report of the City Manager dated February 12th, 1976 be referred to the City Manager for review with the affected Departments.

FOR COUNCIL ACTION SEE PAGE(S) 288